

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**

June 3, 2002

**RESPONSIBLE STAFF:**

**Dan Janousek, Planner**  
**Patricia Patula, Planner & Staff**  
**Liaison for HPAC**

**AGENDA ITEM:**

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
<input checked="" type="checkbox"/>	Policy Discussion
	Work Session Discussion Item
	Other:

**PUBLIC HEARING HISTORY:**

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

**TITLE: DEMOLITION REQUEST****Policy Discussion:**

Demolition Request for 102 North Summit Avenue

Applicant: Scott Bell

**SUPPORTING BACKGROUND:**

On April 24, 2002, Mr. Scott Bell filed a demolition request for this property located at the corner of North Summit and Brookes Avenues in Olde Towne. Mr. Bell operates his business, Chesapeake Finishing, Inc., from the house and wishes to build a larger structure to accommodate his expanding needs. Since the property is about 78 years old and is on the City's historic inventory list, the HPAC toured the site and made a recommendation on the site's historic and architectural significance. (See memo attached.)

The HPAC, with a vote of 4-2, finds that the site does not meet the historic designation criteria to a degree significant enough to warrant formal historic designation. (See minutes of May 2 and memo.) Therefore they do NOT recommend designation. They do, however, recommend adaptive reuse and preservation of the streetscape, and are very concerned about a possible "domino" effect of demolition on the remaining houses along North Summit Avenue. Should the City Council grant approval of the demolition, the HPAC has listed several conditions for consideration by the City Council which are stated in their memo.

The Olde Towne Plan calls for the buildings at this corner to be "rezoned live-work." The applicant will present his request and conceptual plan.

**Attachments:**

*Recommendation Memorandum from HPAC*

*MHT Inventory of Historic Properties Form*

*Designation Criteria (Section 24-226) Excerpt*

*Olde Towne Plan Excerpt*

*Commercial Demolition Permit Application*

*Minutes of HPAC meetings April 4, 2002 and May 2, 2002*

*Proposed Plan (Concept)*

**DESIRED OUTCOME:**

**Decide on the demolition request and provide staff guidance**

MEMORANDUM TO: Mayor and City Council/Historic District Commission

VIA: Patricia Patula, Staff Liaison *PAT*

FROM: Historic Preservation Advisory Committee

DATE: May 13, 2002

SUBJECT: 102 North Summit Avenue, Demolition Request  
CBD (Central Business District) Olde Towne

On May 2, 2002, the Historic Preservation Advisory Committee, along with property owner Scott Bell, and Planners Patula and Janousek, toured the house at 102 North Summit Avenue. This structure, built in 1924, is on the City's historic inventory and is in excellent condition, having been rehabilitated in an earlier renovation project. Mr. Bell currently operates his business, Chesapeake Finishing, Inc., in the building and wishes to have more room for expansion.

At their regular monthly meeting, which immediately followed the tour, the HPAC reviewed the in-depth research prepared by Judith Christensen, of ArchHistory, on the historical and cultural significance of the site.

The HPAC evaluated the site according to the designation criteria in the Preservation Ordinance, Section 24-226, and determined that, while the property meets some of the architectural criteria, it meets fewer of the criteria for historic and cultural significance. In the end, a divided committee voted that the significance was too weak to warrant historic designation.

The committee strongly recommends adaptive reuse and preservation of the streetscape, rather than demolition. They are concerned that an approval for demolition will set a "domino" effect into motion affecting the adjacent residential dwellings that follow in a row along North Summit Avenue. These buildings are more significant as a group than individually, and the loss of one may adversely impact the others.

Should the City Council approve a demolition permit, the HPAC requests the following:

1. That photographic documentation of the interior and exterior, in black and white pictures, be made prior to the issuance of the demolition permit and given to the City archivist for the historical records.
2. That useable parts be salvaged and given to an organization such as Old House Parts, or reused in the replacement project.
3. That the actual demolition permit not be issued until there is an approved plan for the site.
4. That the HPAC be given a courtesy review of proposed plans for a new structure because this site serves as a gateway to historic residential and commercial districts of the City.

The HPAC also wanted to point out that since Olde Towne is a special study area in the review of the City's master plan currently underway, the Council might feel it advantageous to put this request on hold until the Olde Towne Plan is revisited, if such action is legally merited.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. M:21-

### 1. Name of Property

(indicate preferred name)

historic None

other Chesapeake Finishing Company

### 2. Location

street and number 102 N. Summit Avenue

not for publication

city, town Gaithersburg

vicinity

county Montgomery

### 3. Owner of Property

(give names and mailing addresses of all owners)

name Scott E. and J.K. P. Bell

street and number 102 N. Summit Avenue

telephone (301)417-7010

city, town Gaithersburg

state MD

zip code 20877

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Judicial Center

tax map and parcel FT52

city, town Rockville, Md

tax ID number 0290734

### 5. Primary Location of Additional Data

Contributing Resource in National Register District

Contributing Resource in Local Historic District

Determined Eligible for the National Register/Maryland Register

Determined Ineligible for the National Register/Maryland Register

Recorded by HABS/HAER

Historic Structure Report or Research Report at MHT

X Other: City of Gaithersburg Planning Office, Gaithersburg Heritage Museum

### 6. Classification

#### Category

district  
x building(s)  
structure  
site  
object

#### Ownership

public  
x private  
both

#### Current Function

agriculture  
X commerce/trade  
defense  
domestic  
education  
funerary  
government  
health care  
industry

landscape  
recreation/culture  
religion  
social  
transportation  
work in progress  
unknown  
vacant/not in use  
other:

#### Resource Count

Contributing

1

Noncontributing

buildings  
sites  
structures  
objects  
Total

Number of Contributing Resources  
previously listed in the Inventory

## 7. Description

Inventory No. M:21-

### Condition

☒ excellent    ☐ deteriorated  
☐ good        ☐ ruins  
☐ fair         ☐ altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

RESOURCE TYPE: 1920s craftsman style residential structure used for commercial

### ENVIRONMENTAL SUMMARY

The subject building faces east on the northwest corner of the intersection of Brookes and Summit Avenues in Olde Towne Gaithersburg. Summit Avenue in this area is two lanes each direction with curbs and gutters. This block of Summit Avenue is primarily multi-family residential. Gaithersburg Elementary school is on the southeast corner of the intersection. Directly across Summit Avenue and to the south and to the rear are older three-story flat-roofed brick garden apartments built in the 1950s to 1960s. To the north is a small one-story residential structure of a similar age with craftsman massing and details. To the far rear is a mid-rise apartment complex with an internal parking garage built in 1997.

The one and a half story (1-1/2) house constructed in 1924 is located at the corner of North Summit Avenue and Brookes Avenue on a site sloping from a high point at Summit Avenue from East to West. The site contains a number of mature chestnut and white oak trees scattered throughout the site as well as parking on the Western side. Access to the parking is from Summit Avenue via a driveway north of 104 N. Summit Avenue. The driveway leads to a parking area behind 104 and 106 and exits onto Brookes Avenue behind 102. It is painted and signed to be one-way.

### GENERAL DESCRIPTION

This residential structure converted to commercial use is 836 square feet and sited on an 8,743 square foot lot. The exterior of the house is in excellent condition. The interior has been modified for commercial use and a wood deck has been put on the rear. It is probable that a porch was originally on the rear of the house. A more modern deck with stairs that access the grade level has replaced it.

The existing craftsman style building is residential in nature although it is presently used for commercial purposes. The front gabled low-pitched roof is asphalt shingled; the siding is wood, German tongue and groove with prominent cornerboards and plain wood window and door surrounds. The house has a simple front-gabled portico roof supported by a pair of wood Doric style round columns that echo the main roofline. The double-hung windows are found in clusters and strings as well as singly. The openings do not appear to have been altered on the upper stories, some of the basement windows have been filled in. The foundation is rusticated concrete block. A wood handicapped ramp, painted white with green painted balustrades, is a fairly recent addition that projects off the first floor front porch. The eaves have a moderate overhang and have been enclosed.

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According to the Maryland Historical Trust (MHT) the house has not been surveyed and is not considered part of "Historical Gaithersburg." MHT surveys document either single structures of exceptional historic note or dense concentrations of historical structures. The present structure falls into neither category. The Montgomery County Historical Society and the Montgomery County MNCP&P Division of Historic Preservation were both contacted by the owner and architect, but had no information on the building.

This house and its neighbors at 104 and 106 are stylistically related to the English Arts and Crafts Style derived from the philosophies of English advocates such as John Ruskin, William Morris, and the Rossettis. However the pure Arts and Crafts style was available only to wealthy individuals with the means to commission architects, craftsmen, and artists to build to order or the ability to create the items themselves. The subject house is an example of the popularized vernacular edition of this somewhat short-lived style.

In America, this style was popularized by Gustav Stickley. Stickley embraced the philosophy of the arts and crafts movements in his use of materials in their natural character, rather than embellishing or finishing them to imitate other materials or to change its essential nature. In this regard, the Arts and Crafts and Craftsman movement opposed the features and design of Victorian Gothic and Queen Anne styles as superficial and dishonest. For example, this philosophy would use stone as it comes from the ground in its natural appearance rather than forming it to regular even shapes and polishing it or scribing it to a textured finish. Stickley also embraced the arts and crafts tradition of retaining the visual evidence of hand working and valuing it over a more finished but individually indistinguishable mass-produced item. (See supplement material.) Stickley did not design one type of house, but adapted his philosophies and appreciation of natural forms and textures to many traditional styles of structures including Colonial, chalet, Mission and other forms. In America, Stickley, Greene and Greene, Wright and others embraced this philosophy in custom built houses.

For the less well off, Sears and Roebuck, Montgomery Ward, and numerous other pre-cut "kit house" manufacturers offered examples of craftsman-inspired small houses at affordable prices. This house very likely has roots in one of the kit house manufacturers and was erected on site by a local builder. The vernacular mass-produced craftsman style featured bracketed eaves, wide eave overhang, rusticated concrete block foundation, tapered square porch columns, clusters of windows, and other details. The house at 102 North Summit retains its massing and details of the vernacular craftsman-inspired style: wide eaves, wood German tongue and groove siding, windows used singly, paired, and in strings of three, plain board window and door surrounds, echoing gable roof used in the front porch and a rusticated concrete block foundation.

A summary of the elements of the vernacular American craftsman-inspired style are contained in Virginia and Lee McAlester's A Field Guide to American Houses, New York, Alfred A. Knopf, 1984 and reproduced in the supplemental materials.

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**Maryland Inventory of**  
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Photo 1 below shows the site and the east (front) elevation showing the echoing gabled porch.



Photos 2 and 3 on the next following page show the north and south elevations.

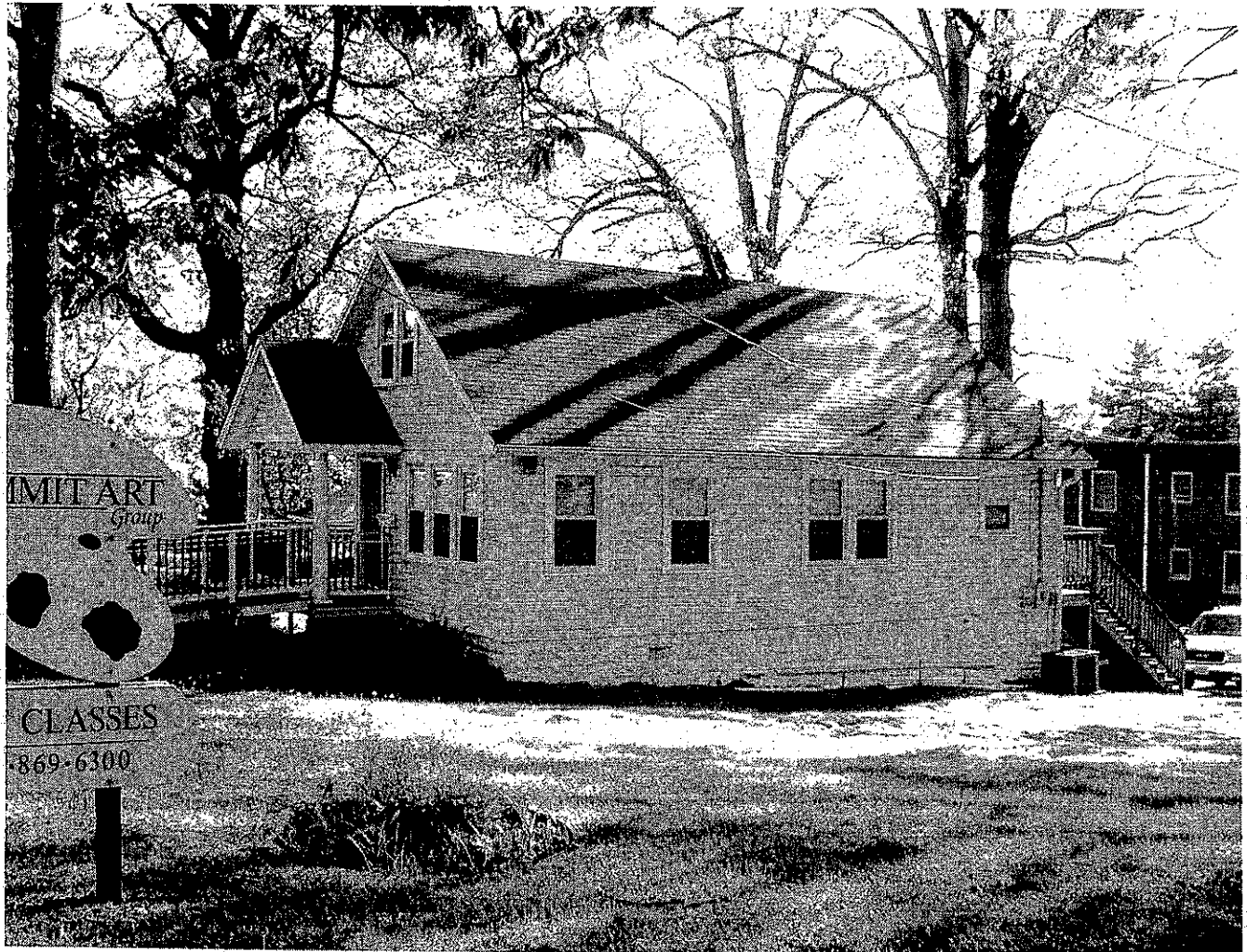
**Maryland Historical Trust**  
**Maryland Inventory of**  
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**Maryland Historical Trust**  
**Maryland Inventory of**  
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South and rear (west) elevations.

The mature trees and building details are pictured on the next page.



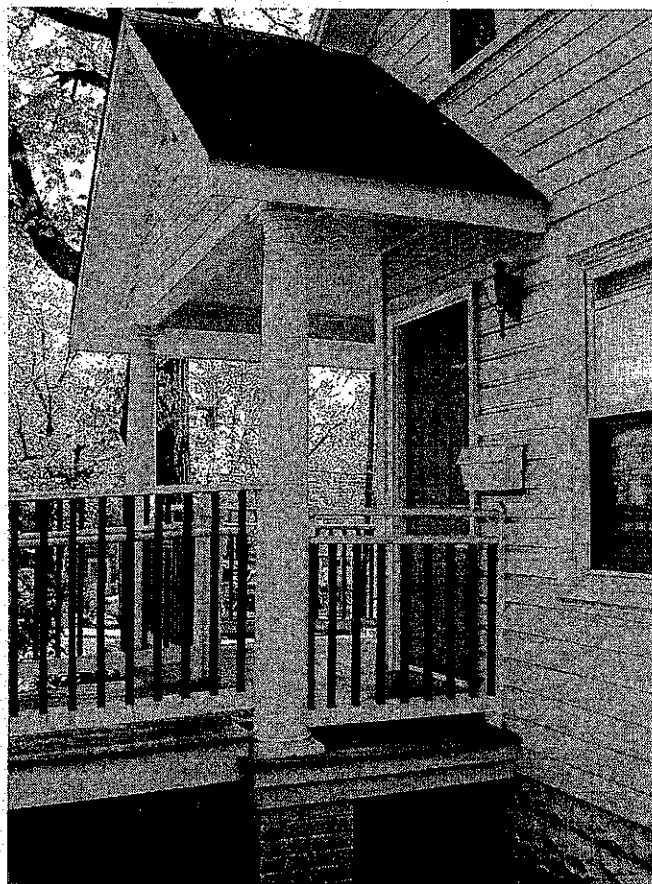
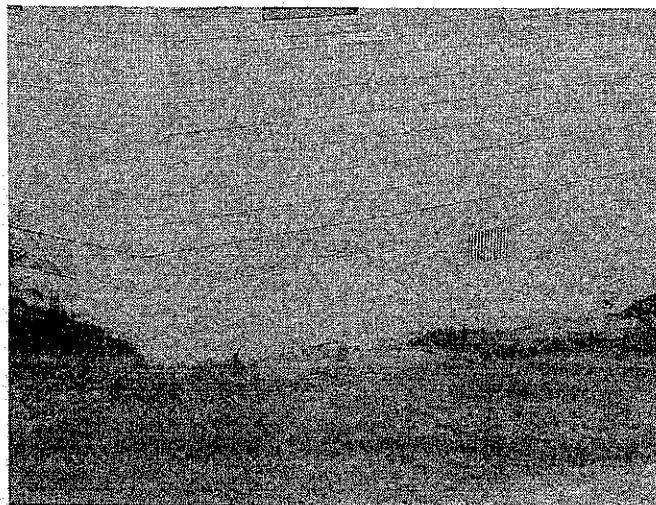
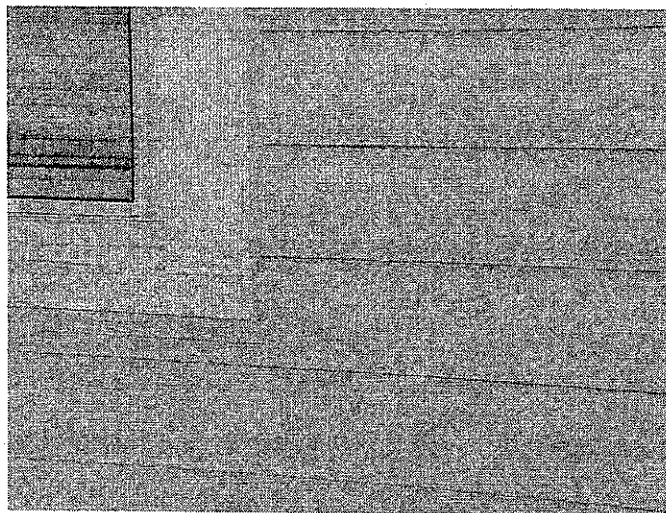
# Maryland Historical Trust Maryland Inventory of Historic Properties Form

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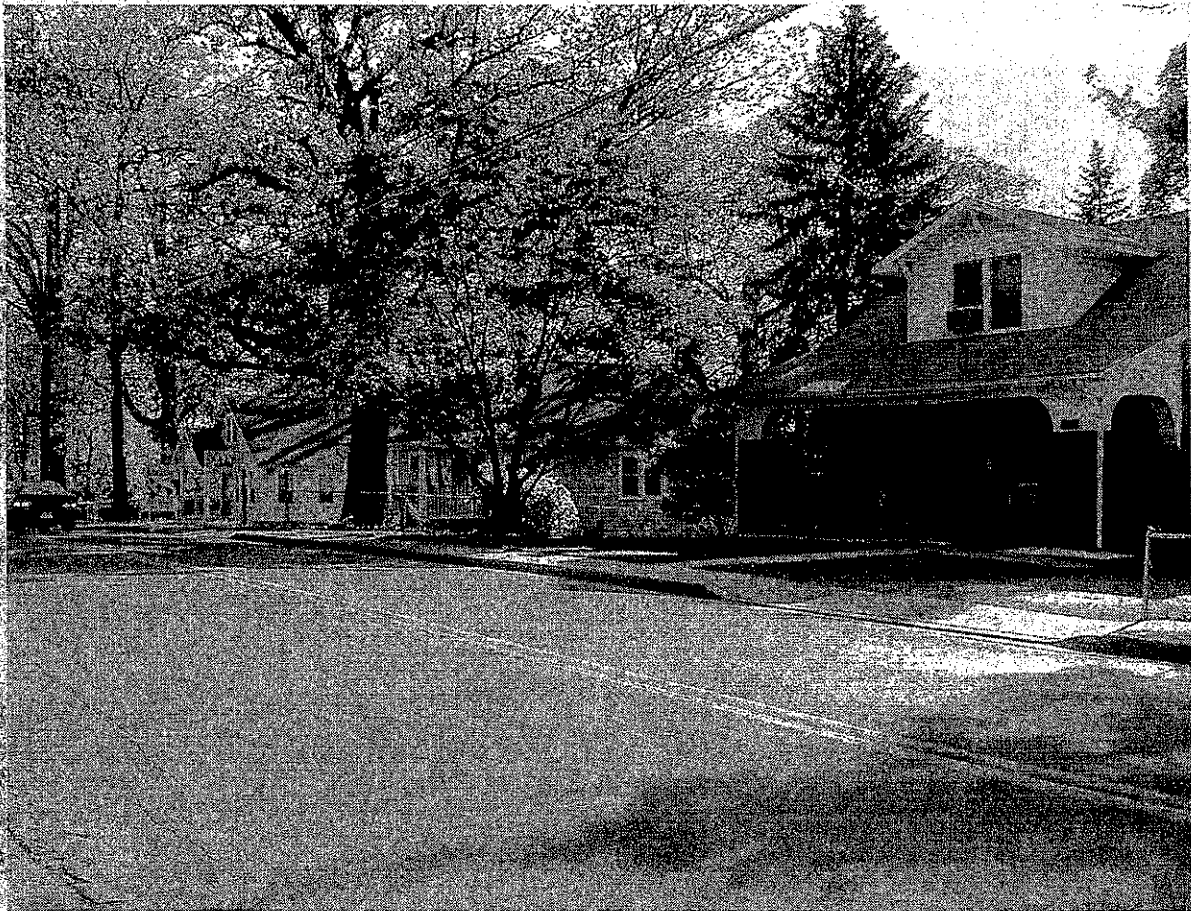
# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Name: 102 North Summit Avenue, Gaithersburg

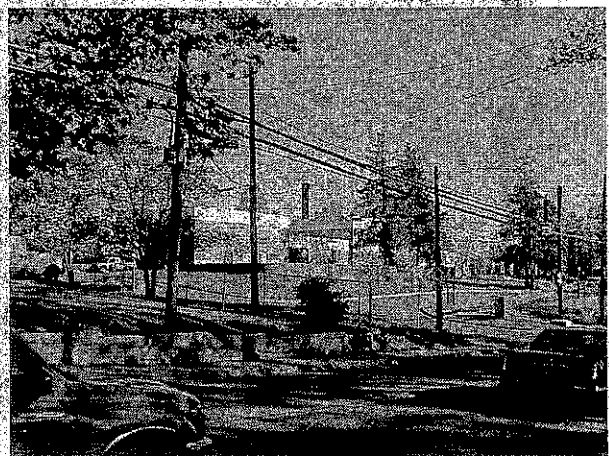
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Inventory No. M:21-



Above: 100 block of North Summit Avenue west side streetscape Below: East side of N. Summit



## 8. Significance

Inventory No. M: 21-

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: <u>local history</u>	

Significance dates 1924

Architect

Specific dates 1924

Builder

Evaluation for:

☐ National Register

☒ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form – see manual.)

### SIGNIFICANCE

This popularized craftsman-style residence 102 North Summit Avenue was one of the second generation houses built near the B&O Railroad Station in the new commercial area of Gaithersburg developed after the railroad opened in 1873. Its history shows the residential expansion of this area of Gaithersburg north on Summit Avenue to meet the intersecting Brookes and Russell subdivision. It was a rental house owned by several prominent families, the Belt, Walker and Murphy families, and occupied by Robert and Mary Ward in the first years of marriage before being converted to its present commercial use. It is one resource in a block of three resources of roughly the same age and style.

### History and Support

The property at 102 North Summit Avenue is part of the original Deer Park tract patented by Jeremiah Crabb in 1723 (see attached history). Much of the land that was settled in the nineteenth century as Gaithersburg and that now lies to the north and east of Route 355 in the city limits of Gaithersburg was part of Deer Park.<sup>1</sup> Generally speaking, the half of Deer Park north of Summit Avenue was associated during the nineteen and early twentieth centuries with the Gaither, Gloyd, Walker, Rabbitt, and Brookes families. The southern half of Deer Park was primarily associated with the Clopper and Hutton family. In this Century and financial climate, the Clopper and Hutton families would be considered to have a conflict of interest or guilty of insider trading, in that they were property owners and Francis C. Clopper was employed as the principal civil engineer to plan the route thorough Montgomery County. The route went through his holdings and improved its value immensely.

The Southern half of the Deer Park tract lies on both sides of much of the preferred route for Clopper's proposed Metropolitan Railroad, and surrounds the intersection of Laytonsville and Goshen Roads (now E. Diamond and Summit Avenues). Clopper stood to profit handsomely from

<sup>1</sup> See inside front cover of Heart for William E. Hutchinson's overlay of the Deer Park tract on the current street map of Gaithersburg; also attached.

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development of this land when his railroad went through. Although he and his partners lost their charter to build the Metropolitan Railroad, after the Civil War they were able to persuade the B & O Railroad to build a new line following their surveyed route through Montgomery County and Gaithersburg. Francis C. Clopper did not require the B & O to go through the usual condemnation process for acquisition of his Deer Park land for the new line's tracks in 1868; he deeded right-of-way to the B & O for a nominal sum plus an agreement that the B & O would construct a station and turnout siding on his property.<sup>2</sup> Francis Clopper died December 31, 1868, having survived his wife Jane Byrne who died 4/28/1865.<sup>3</sup>

Mary Augusta (Clopper) Hutton and Douglas Clopper were the surviving children and heirs of Francis Clopper. In 1855, Mary Augusta Clopper married William Rich Hutton from Washington, D. C. (b. 3/21/1826, d. at the Woodlands 12/11/1901). William Rich Hutton served as Assistant Engineer of the Metropolitan Branch of the B & O Railroad and the Washington Aqueduct and Chief Engineer of the C & O Canal, Western Maryland Railroad, the Washington Bridge of the Harlem River in New York and the Hudson River Tunnels in New York. The Huttons' family home was the Woodlands, although William Rich Hutton spent most of his time at his New York office. They had 5 children who survived to adulthood.

At the death of Douglas Clopper in 1870, his other heirs and his sister Mary Augusta Hutton partitioned the real estate that had been left to them from Francis Clopper's estate. Mary Augusta Hutton and others got all of Francis Clopper's 229.5 acre Deer Park estate.<sup>4</sup> The Huttons started selling off lots of various sizes from their Deer Park holdings in 1877.<sup>5</sup> In 1901, William Rich Hutton died.<sup>6</sup>

In the meantime, the first entrepreneurs in Gaithersburg had accumulated enough money or credit to purchase land for their own use and for speculation and resale. John A. Belt (B. May 29, 1851 at Three Springs, Montgomery County, MD; D. in Gaithersburg in 1925, age 74.) operated a store in Beallsville from 1872 to 1878<sup>7</sup>, then sold out and came to Gaithersburg, probably attracted by the opportunities presented by the B&O Railroad. He is documented in Gaithersburg in 1879 when the Sentinel newspaper of April 18, 1879 reported that his store in Gaithersburg was robbed. As his business improved, he built a store on the corner of Diamond and Summit Avenues in 1889. It was a large frame two-story building with a store-house on the first story and a hall, called Norman Hall after his son, on the second story. It became the U.S. Post Office with Belt appointed postmaster in 1885, the polling place, and the hub of social, cultural, and governmental activities.

<sup>2</sup> Heart at 16

<sup>3</sup> MCHS Hutton family file

<sup>4</sup> L/f EBP7/89 (1/13/1870)

<sup>5</sup> See list of sales of Deer Park through 1914 in L/f 246/97;

<sup>6</sup> MCHS Hutton family file.

<sup>7</sup> I.J. Thomas Sharf, History of Western Maryland, Philadelphia 1882 p. 737.



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Belt was successful in his new location. He purchased land on East Diamond Avenue for a new house for himself and wife Clara, a house lot for his mother-in-law, and bought land in the Olde Towne area for speculation. In 1886, John and Clara Belt purchased  $\frac{1}{4}$  acre of land at the northeast corner of Diamond and Summit Avenues from the Huttons.<sup>8</sup> It was used for a livery stable and blacksmith shop. In 1886, though he was a successful businessman, he had no voice in the local government, and much of his residential and business property was not eligible for town road and sidewalk improvement. At that time, the town limits stopped at the west side of Summit Avenue so Belt could not run for office or vote in town elections because he lived outside of the town limits. In 1888, he and a number of others in the same situation, Philemon Smith for one, petitioned to expand the town limits to extend east along Diamond Avenue and south on Frederick to just past Ascension Church.

Now a resident of the town, Belt ran for office and served two terms as a town Commissioner (Council Member) from 1890 to 1892 and 1892 to 1894.

In 1903, a fire broke out at Belt's store that devastated his business and his personal life. The building and stock were lost. Belt rebuilt his store as a fireproof brick building, the building that now occupies the southwest corner of Diamond and Summit and is listed on the National Register of Historic Places. However, the fire brought financial ruin. Belt was a generous person who had extended credit to many. Therefore, Belt incurred debt to rebuild and restock his store and to pay for stock that was previously sold but remained unpaid. He voluntarily executed a deed of trust to Wm. Talbott on all of his properties in 1906. The Sentinel of June 17, 1904 stated, "the available assets amount to \$20,000, while the liabilities will reach only \$8,000." He did not recover his previous financial health, however. His bank corner land was sold at public auction to Bruce Hoskinson in 1906.<sup>9</sup>

In 1921, Clara Belt purchased a half-acre lot of Deer Park land from Hutton heirs Francis and Mary A. Hutton, both unmarried.<sup>10</sup> The property was described as one-half acre, more or less, and metes and bounds given. A survey was done in July 1929 by C.C. Watkins. It is not clear who built the two houses that currently exist on this land or when they were built. No building permit is found in the Minutes of the Mayor and Council from 1920 to 1924 in the name of Clara Belt. Numerous histories of houses on Diamond Avenue, Deer Park, and other properties owned by the Hutton heirs did not find instances of them building houses for resale or speculation. However, both 102 and 104 North Summit are stylistically products of the 1920s.

John A. Belt died in 1925, and in 1929, Clara Belt, widow, sold the half acre of land in two parcels to Marjorie F. Walker, wife of F. Carroll Walker. The two lots of land were: 11,546.23 square feet of land, the northern portion of the half acre lot; and 10,684.8 square feet of land being the southern portion of the half acre lot.

<sup>8</sup> L/FJA6/206,(10/16/1886).

<sup>9</sup> L/f 178/146, (6/14/1904); 190/48, (12/29/2905);196/254, (12/1/1906);

<sup>10</sup> L/f 304/250 (5/3/1921.)

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The Walker family had great presence and influence in Gaithersburg.<sup>11</sup> The patriarch, Nathan J. Walker (b. 1824, d. 1913) married Eveline King in 1848. He moved to a 190 acre farm in Gaithersburg in 1849. Eventually he owned over 450 acres with his home place, Rolling Knoll Farm, at what is now Montgomery Village. Most of his sons followed him into farming and others entered business. Son John Wesley Walker purchased the old Gaither Farm where Asbury is now located, and sons James King and Nathan Asbury owned farms along Goshen Road.

F. (Franklin) Carroll Walker was the son of James King Walker (b. 1852, d. 1934.) F. Carroll was born in 1893 and died in 1970. He married Marjorie Plummer. It is possible that the F. Carroll Walkers lived in one of these houses, even before the sale, as they had three children born from 1922 to 1926, and this house was near their father and uncles' residences and farms.

In the 1930s, the house at 102 North Summit was the first home of Robert Wilson Ward and his wife Mary (Butts) Ward. Robert Ward was the son of merchant Carson Ward and joined him in business at his store on Frederick and Brookes Avenues. Their only child, Robert Wilson Jr. was born in 1931. Mary Ward was a teacher who taught on many levels in the Gaithersburg schools. She became interested in town government and served as a Gaithersburg Planning Commissioner and as a Council Members. Her length of public service exceeded 35 years and she was and is highly respected for her intelligent common-sense decisions and defense of neighborhoods.

It was common at the time for domestic property to be held in the name of a wife, such as Marjorie Walker, to protect it from business debts. However, it didn't work in this case. Even though Marjorie was listed as party of the first part on the deed, after the death of James King Walker in 1934 this property was subject to a dispute between Harry Walker, another son of James King Walker, and his widowed second wife, Anna Myers Walker: Anna M. Walker, Widow et. al., plaintiffs, vs. Harry W. Walker, unmarried, et. al., defendants.<sup>12</sup> To settle the suit, Trustees advertised the lots for a public sale to be held on April 20, 1940. At this sale, Cora M. Murphy, widow, purchased both lots for \$1400.

The properties were described as Parcel #1, known as 104 Summit Avenue, as described in a deed to James E. Walker from Marjorie F. Walker and F. Carroll Walker dated Feb. 19, 1930 and recorded in Liber PBR 498/ 464 and all of the land and premises mentioned and described in parcel No. 2, being number 106 Summit Avenue, as described in a deed to James K. Walker from Marjorie and F. Carroll Walker on July 26, 1929, and recorded in Liber PBR 488/92. Cora Murphy, in turn, gave a half interest in the land to Robert Murphy, probably her son.<sup>13</sup> Cora Murphy transferred her interest in the property to Helen E. Loew of Lakewood, Ohio on May 2, 1941.<sup>14</sup> Robert Murphy retained his

<sup>11</sup> Gaithersburg, Heart of Montgomery County, Gaithersburg 1987. Genealogy of Walker Family, pp. 399-ff.

<sup>12</sup> Equity Case # 7983.

<sup>13</sup> L/f CKW668/380 (5/26/1937.)

<sup>14</sup> L/f 827/292 and 827/293 (5/2/1941.)



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undivided half interest. Although the family history is not documented, Helen Loew probably was Cora Murphy's daughter. In 1972, Helen Loew, by then a resident of Los Angeles, California, sold all of her interest in the land to Robert E. Hawkins and Joan O. Hawkins, his wife, as Tenants by the Entirety.<sup>15</sup> It was about this time that the single-family properties in the unit block and the 100 block of North Summit Avenue began to be used for small commercial and transitional office use rather than rentals. This was an era of apartment and townhouse construction and the demand for single family detached rentals was less.

On April 20, 1976, the Hawkins sold the property to Jimmie G. Deoudes.<sup>16</sup> In 1982, Deoudes sold the southern lot, parcel #2 containing 10,634. square feet to John W. Huegel and Gracela R. Huegel for \$65,000.<sup>17</sup> The Huegels operated the property as Community Child Care, Inc. but defaulted on the mortgage. The lot was sold by Trustees to Edward A. Uttridge and Jill A. Uttridge.<sup>18</sup> The sale was ratified on 17 October 1989 by the circuit court to settle Civil Case No. 37316. The lot and structure were sold to the current owners, Scott Edward and Jane K. Bell in 1998.<sup>19</sup> The lot was described as Lot number 18 in Block Six of Russell & Brookes Addition as per plat 18104. After public Rights of Way dedication to Brookes Avenue and Summit Avenue, the platted lot was reduced to 8,743 square feet. It has also become 102 Summit Avenue rather than 104 Summit Avenue.

<sup>15</sup> L/f 4310/317 (11/20/1972).

<sup>16</sup> L/f 5121/737 (4/ 20/ 1975)

<sup>17</sup> L/f 5906/088 (7/ 28/ 1982)

<sup>18</sup> L/f 9048/155 (10/19/1989)

<sup>19</sup> L/f 15582/125 (02/20/1998.)

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

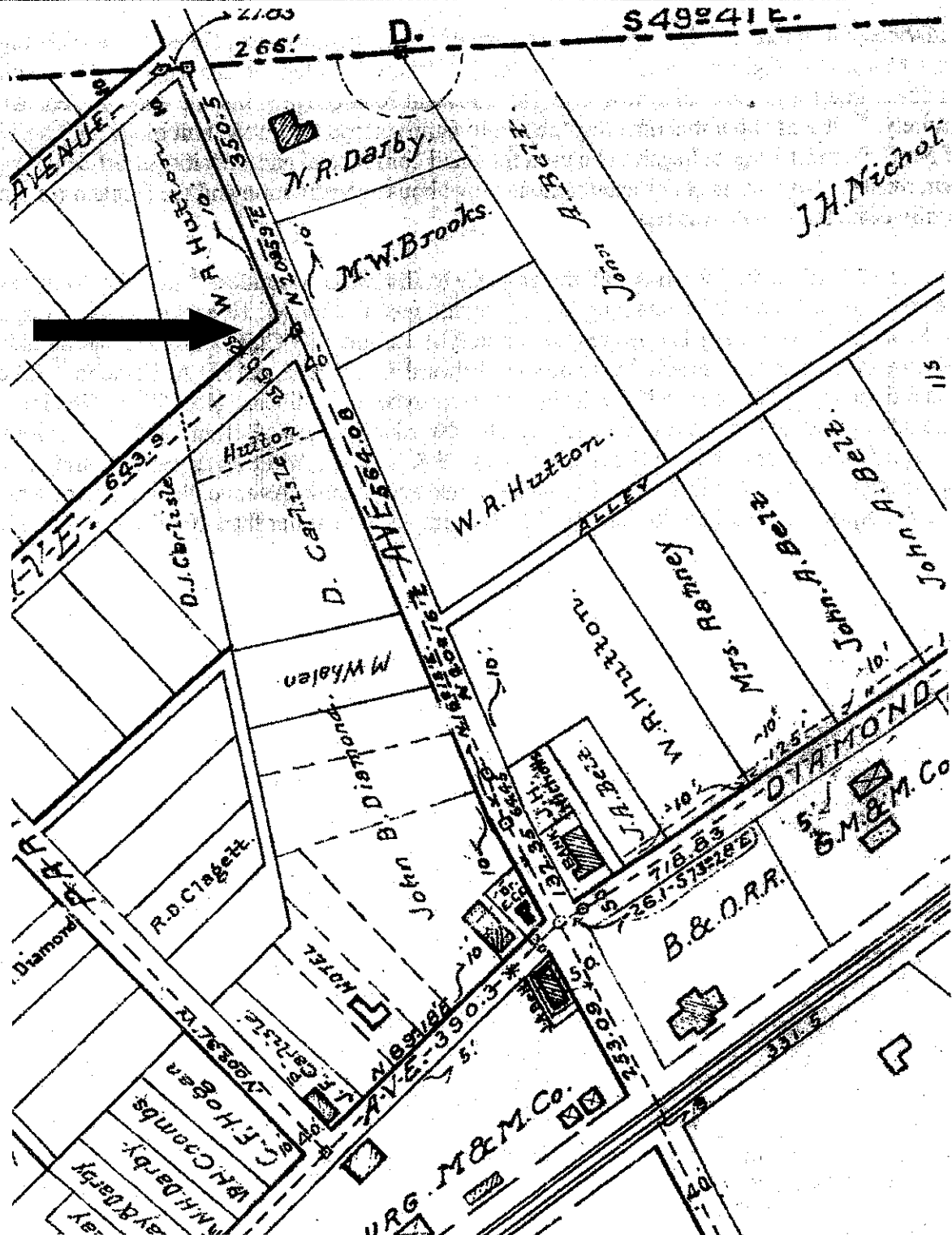
Inventory No. M:21-

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Subject  
Property



Detail from C.F. Maddox Jr. Map of Gaithersburg, August 1894

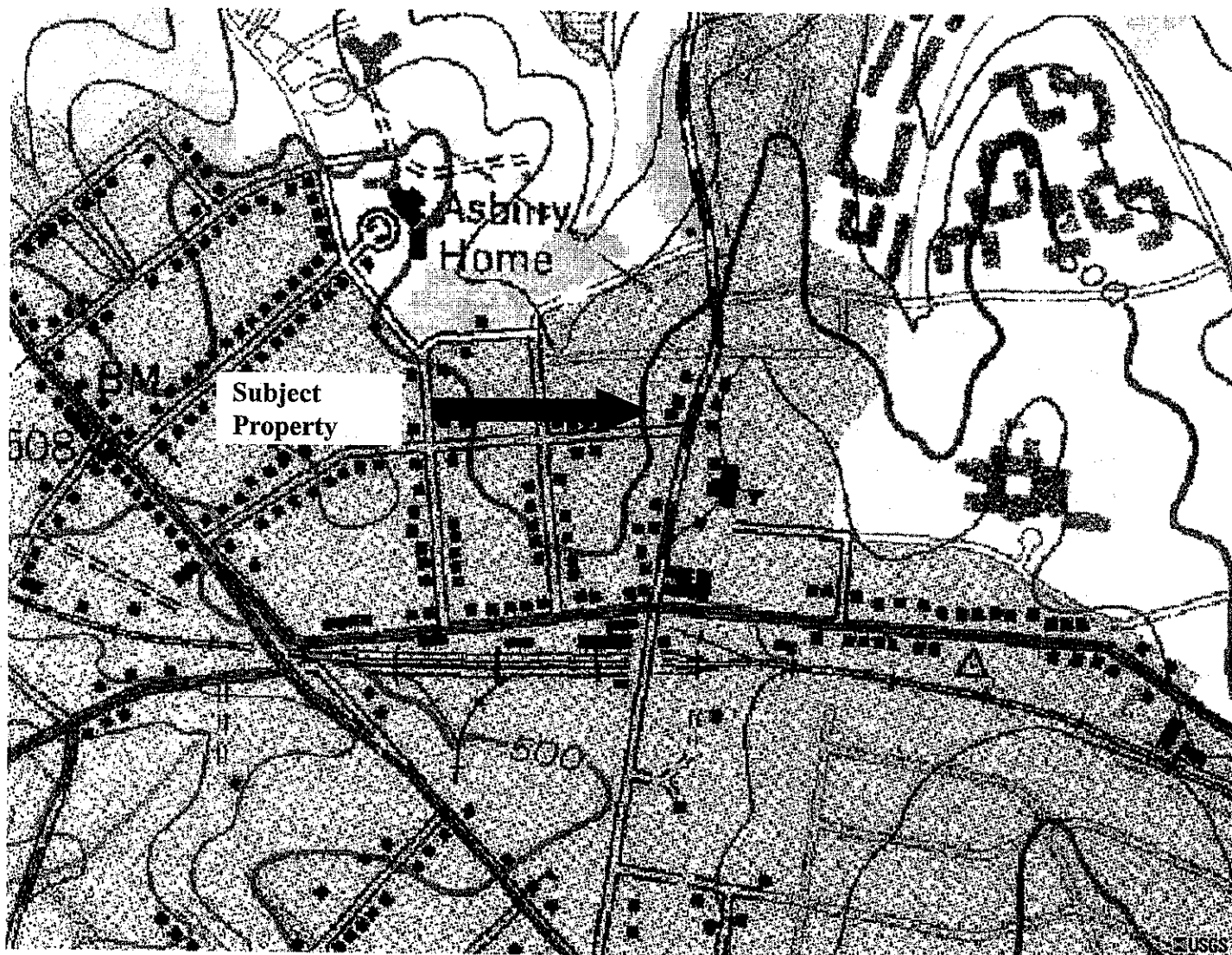
# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M:21-

Name: 102 North Summit Avenue, Gaithersburg

Continuation Sheet

Number 8 Page 6



USGS Topo Map of Gaithersburg. Black dots and roads, etc. represent existing conditions in 1947. Purple (or gray) roads and structures are from more recent surveys.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. M:21-

Name: 102 North Summit Avenue, Gaithersburg

Continuation Sheet

Number 8 Page 7

### HISTORY OF DEER PARK LAND PATENT IN GAITHERSBURG

The Deer Park tract of 470 acres was originally granted by patent to Ralph Crabb on December 1, 1723. It was described as being "on the east ward of the Indian Park." ("Park" is probably a mistranscription by the clerk of "path") After Ralph Crabb's death, his widow Priscilla conveyed the 470 acres to her son Jeremiah Crabb on August 14, 1753).<sup>20</sup> Jeremiah Crabb is shown as living in Montgomery County near Derwood (a name possibly derived from "Deerwood") on the 1794 map of the county.<sup>21</sup> He fought in the Revolutionary War, attaining the rank of General, and served in the U. S. House of Representatives, all before the age of forty, when he died. He is buried in Derwood.<sup>22</sup>

In 1755, Jeremiah Crabb sold the twelve acres of the tract "over the main (i. e., Frederick) road on the west side "to Thomas Clarkson, of Prince George's County "<sup>23</sup> (This is the 12 acres that later became Logtown.<sup>24</sup>) On February 16, 1756, Jeremiah Crabb sold the remaining 458 acres to Williamson Bruce, the tract being described as "beginning at a glade of Muddy Branch, a little to the eastward of the Indian path running thence north."<sup>25</sup> (This point is located on a lot on Central Avenue in Oakmont.)

The next deed reference is in 1780, when John Bruce, presumed to be an heir of Williamson Bruce, conveys 229 1/2 acres (the southern half) of Deer Park to William Holmes for 12,000 pounds.<sup>26</sup>

In the 1783 tax assessment, the Deer Park tract was valued at 229 pounds, and consisted of 1 log dwelling, 1 tobacco house, 90 acres cleared, 3 acres marsh, and had middling soil. It was one of four properties owned by William Holmes. In 1790 he owned 30 slaves, but we do not know at which of his properties they lived. In 1793, the 229 acre tract was valued at about 226 pounds.

William Holmes according to Thomas Scharf's History of Western Maryland (at 665-668), served in the Maryland House of Delegates in 1786, was Judge of the Orphans' court in 1802-3, and was Associate Judge of the Circuit Court in 1803. He died in 1825 at nearly 79 years of age. His widow Eleanor Holmes and his son Richard Holmes were administrators of his will, recorded at Montgomery County Wills P/309. His son Richard, born in 1791, inherited the Deer Park tract.

<sup>20</sup> Frederick County L/f E/323, as abstracted by Patricia Abelard Andersen, in Frederick County Maryland Land Records—Liber E Abstracts, 1752-1756.

<sup>21</sup> MCHS

<sup>22</sup> MCHS Crabb family file

<sup>23</sup> 4/26/1755, Frederick County l/f E/732, per abstract as above

<sup>24</sup> Frederick Co. L/f M/589 (11/23/1769).

<sup>25</sup> Frederick Co. L/f E/1010 (2/16/1756).

<sup>26</sup> L/f A/522 (7/6/1780).

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. M:21-

Name: 102 North Summit Avenue, Gaithersburg

**Continuation Sheet**

Number 8 Page 8

Richard Holmes served as a Lieutenant with the Maryland Militia in the War of 1812. In 1823 he married Rebecca Warfield. He was known for arriving for worship at the Paint Branch Chapel (near present day Cherry Hill Road) in a decked-out carriage and for accumulating slaves. In the tax assessments for 1841-42, he was the richest man in Montgomery County. His Fourth District property, the 229 acres of Deer Park, was valued at \$3, apparently depleted as a result of tobacco cultivation. None of his slaves is listed in the Fourth District. He had five children, including his son William, born 4/23/1824. The family lived at The Home Place, Montmorency, a mansion built by Richard's father, William Holmes, and now known as Llewellyn Fields. Llewellyn Fields is a Montgomery County Masterplan site located at 950 Norwood Road, in Silver Spring. Richard Holmes died on 9/8/1845, following his wife's death on 4/14/1842.

His son William was Richard's estate's administrator and was required to post a \$250,000 bond with the Orphan's Court. The estate inventory of 1/12/1847 showed he owned stock in the Frederick Road and had five properties, including the "Gaithersburg farm of about 229 acres." The property had apparently deteriorated and was described as having about 20 acres in wood, land quite poor, much unenclosed, and a very indifferent dwelling, rental value \$30 per year. Evidence provided to the Chancery Court in 1847 was that he owned 5000 acres with others as tenants in common, including the "Cracklin District place" of 200 acres in Deer Park. In 1853, the trustees appointed by the Chancery Court <sup>27</sup> to sell off Richard's property conveyed the Deer Park tract to Newland Irish of New York. <sup>28 29</sup>

The deed to Newland Irish conveying Holmes' "Cracklin District place" from the trustees of the Chancery court was recorded at l/f JGH4/132, 2/24/1853. In 1860, Francis Clopper bought it from Newland and Sarah Irish, <sup>30</sup> at a time during the Depression of 1857 and on the eve of the Civil War. Clopper was a wealthy farmer and entrepreneur who had moved to Montgomery County from Philadelphia in the first half of the 1800's. His family was connected with the Pennsylvania Railroad.

<sup>27</sup> Montgomery County Chancery Court Records reported in L/f B171/632 (2/1847).

<sup>28</sup> Chancery case reported in L/f B171/632 (2/1847).

<sup>29</sup> All the preceeding information about the Holmes family was gathered by Eleanor Cooke and contained in the Holmes family file at the MCHS

<sup>30</sup> L/f JGH8/317 (8/16/1860).

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M:21-

Name: 102 North Summit Avenue, Gaithersburg

Continuation Sheet

Number 8 Page 9

## HISTORIC CONTEXT:

### MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: III.) Piedmont, Montgomery County, City of Gaithersburg

Chronological/Developmental Period(s): K) Industrial/Urban Dominance: 1870-1930

Historic Period Theme(s) : 2) Architecture/ Landscape Architecture, Community Planning

Resource Type:

Category: Building

Historic Environment:: Suburban

Historic Function(s) and Use(s): Domestic/ single dwelling, frame detached residence

Known Design Source: None



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## 9. Major Bibliographical References

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Montgomery County Land, Chancery, Equity, Plat and Tax records. Thomas Scharf, History of Western Maryland, Crabb, Hutton and Ward Family files at the Montgomery County Historical Society; U.S.G.A. Aerial photographs.

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## 10. Geographical Data

---

Acreage of surveyed property 0.2007 acres

Acreage of historical setting 0.2007 acres

Quadrangle name Gaithersburg

Quadrangle scale 1:2000

---

### Verbal boundary description and justification

LOT 18, Block ~~6~~ Brookes and Russell Addition to Gaithersburg FT52.

---

## 11. Form Prepared by

---

name/title	Judy Christensen	Architectural Historian
organization	ArcHistory	301-926-2650 Jachristen@aol.com
street & number	6 Walker Avenue	
city or town	Gaithersburg, MD 20877-2704	

---

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville, MD 21032  
410-514-7600

## ENDNOTES

### Endnotes Abbreviations:

MCHS = Montgomery County Historical Society

L/f = Montgomery County Land Record Liber/ Folio

MLK = Martin Luther King Jr. Library, Washington D.C.

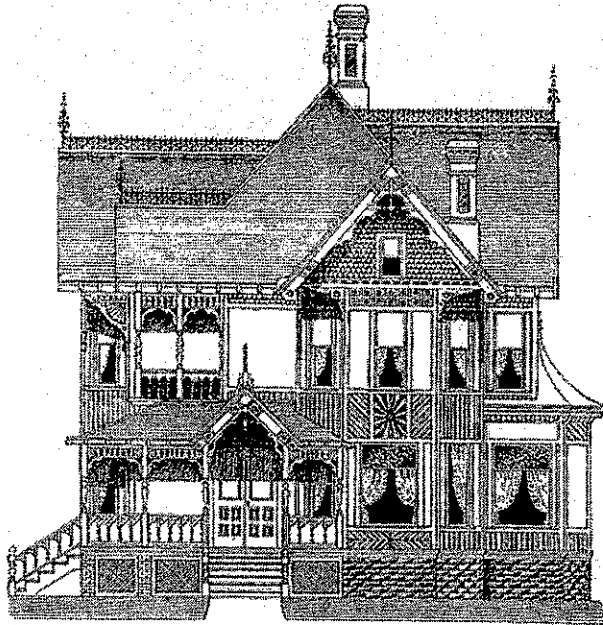
JR L/f = Montgomery County Judgment Record Liber/folio

Edwards I or Edwards II = Phil Edwards, Washington Grove I and Washington Grove II

Heart = Gaithersburg: the Heart of Montgomery County, 1978, City of Gaithersburg, MD.

Aerial Photos = 1938 and 1951 aerial photos from U.S. Defense Mapping Agency  
1943 aerial photo from U.S. Photo Conservation Service. All are reproduced from National Archives Collection. Copies are available at the Gaithersburg Community Museum reference library.

The final two pages are a summary of craftsman architectural features in American houses taken from Virginia and Lee McAlester's A Field Guide to American Houses, New York, Alfred A. Knopf, 1984. Note the massing and style of the "typical" house presented as an example is very similar to the subject house at 102 North Summit.



FRONT VIEW.

DESIGN No. 41.

## NOTES.

This house was first erected from my plans in 1888, and since then has been erected over one hundred times in the United States and Canada, on nearly as many different floor-plan arrangements, and at prices ranging from \$3,000 to \$8,500. In this work we give two sets of floor plans, one as usually adopted in a Northern climate and one giving a general arrangement for Southern requirements. This house was erected for Mr. Wm. Weiss, of Beaumont, Texas, at a cost of over \$8,500. A photographic reproduction of his hall will be found on page 121.

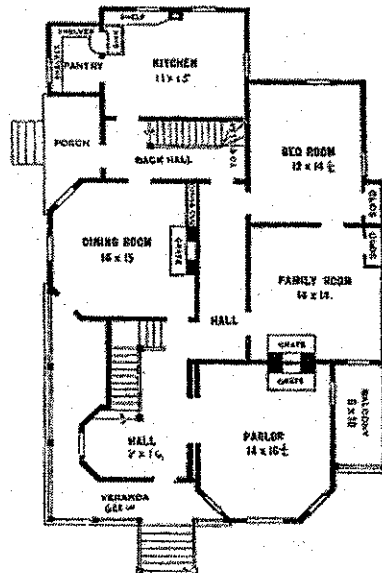
It will be seen that the rooms are of good size, well connected and convenient. The front parlor window and the one in side of sitting room bay window are of plate glass, with stained glass transoms. The kitchen is large, having good pantry and cupboard room. Each plan has a bed room on first floor, which is provided with closets and is convenient to back stairs.

These plans can be enlarged, reduced or changed to front in any direction.

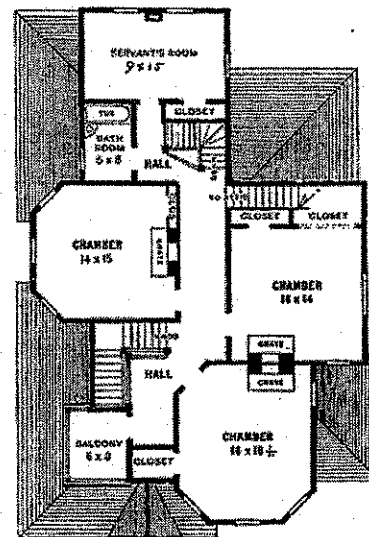
(See page 10.)

## INTERIOR.

Hall, parlor, dining and sitting rooms are finished in hard woods. Balance of rooms are pine or poplar, for paint work. Plastering is three-coat work, hard finish. Plumbing consists of sink and pump in kitchen, bath tub and bowl, with connections, gas throughout.



FIRST-FLOOR PLAN.



SECOND-FLOOR PLAN.

PLAN No. 2.

George F. Barber, *The Cottage Souvenir No. 2: A Repository of Artistic Cottage Architecture and Miscellaneous Designs*, 1891, reprinted by American Life Foundation, N.Y., 1982. Barber's "Wedding Cake" houses are examples of the Queen Anne style that Stickley and others were countering in their Craftsman Houses. Compared to the roof pitch, vertical domination, and wooden decorative features that mimic Gothic stonework, craftsman-style roofs were "low pitched" and the materials and design "simple."



## A CRAFTSMAN HOUSE FOUNDED ON THE CALIFORNIA MISSION STYLE



We have selected for presentation here what we consider the best of the houses designed in The Craftsman Workshops and published in THE CRAFTSMAN during the past five years. Brought together in this way into a closely related group, these designs serve to show the development of the Craftsman idea of home building, decoration and furnishing, and to make plain the fundamental principles which underlie the planning of every Craftsman house. These principles are simplicity, durability, fitness for the life that is to be lived in the house and harmony with its natural surroundings. Given these things, the beauty and comfort of the home environment develops as naturally as a flowering plant from the root.

As will be seen, these houses range from the simplest little cottages or bungalows costing only a few hundred dollars, up to large and expensive residences. But they are all Craftsman houses, nevertheless, and all are designed with regard to the kind of durability that will insure freedom from the necessity of frequent repairs; to the greatest economy of space and material, and to the securing of plenty of space and freedom in the interior of the house by doing away with unnecessary partitions and the avoidance of any kind of crowding. For interest, beauty, and the effect of home comfort and welcome, we depend upon the liberal use of wood finished in such a way that all its friendliness is revealed; upon warmth, richness, and variety in the color scheme of walls, rugs and draperies, and upon the charm of structural features such as chimneypieces,

window-seats, staircases, fireside nooks, and built-in furnishings of all kinds, our object being to have each room so interesting in itself that it seems complete before a single piece of furniture is put into it.

This plain cement house has been selected for presentation as the head of the list chiefly because it was the first house designed in The Craftsman Workshops and was published in THE CRAFTSMAN for January, 1904, for the benefit of the newly formed Home Builders' Club. Therefore it serves to furnish us with a starting point from which we may judge whether or not any advance has since been made in the application of the Craftsman idea to the planning and furnishing of houses.

It was only natural that our first expression of this idea should take shape in a house which, without being exactly founded on the Mission architecture so much used in California, is nevertheless reminiscent of that style, this effect being given by the low broad proportions of the building and the use of shallow, round arches over the entrance and the two openings which give light and air to the recessed porch in front. The thick cement walls are left rough, a primitive treatment that produces a quality and texture difficult to obtain by any other method and to which time and weather lend additional interest. The roof, which is low pitched and has a fairly strong projection, is covered with unglazed red Spanish tile in the usual lap-roll pattern with ridge rolls and cresting. The house, as it stands, is a fair example of the way in which the problem of the exterior has been solved by the combination of three factors: simplicity of building materials, employment of constructive features as the only

Gustav Stickley, *Craftsman Homes: Architecture and Furnishings of the American Arts and Crafts Movement*, 1979, Dover Publications, Inc. unabridged republication of the second edition of *Craftsman Homes*, as originally published by the Craftsman Publishing Company, N.Y., in 1909. The initial article states the "Craftsman idea of home building, decoration and furnishing, and to make plain the fundamental principles which underlie the planning of every Craftsman house. These principles are simplicity, durability, fitness for the life that is to be lived in the house, and harmony with its natural surroundings."

ECLECTIC HOUSES
Craftsman
1905-1930

### IDENTIFYING FEATURES

Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns; columns or pedestals frequently extend to ground level (without a break at level of porch floor).

### PRINCIPAL SUBTYPES

Four principal subtypes can be distinguished:

**FRONT-GABLED ROOF**—About one-third of Craftsman houses are of this subtype. Porches, which may either be full- or partial-width, are almost evenly divided between those sheltered beneath the main roof and those with separate, extended roofs. Most examples of this subtype are one-story, but one-and-a-half- and two-story examples are not uncommon; dormers are found in only about 10 percent of this subtype.

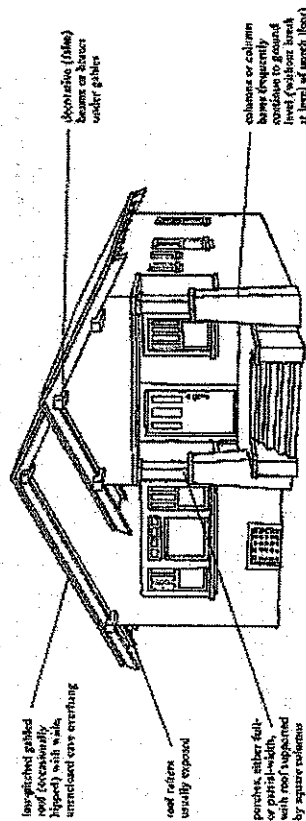
**CROSS-GABLED ROOF**—Cross-gabled examples make up about one-fourth of Craftsman houses. Of these, three-quarters are one-story examples; dormers occur on about 10 percent. Porches are varied, but by far the most common type is a partial-width, front-gabled porch, its roof forming the cross gable.

**SIDE-GABLED ROOF**—About one-third of Craftsman houses are of this subtype. Most are one-and-a-half stories high with centered shed or gable dormers. Porches are generally contained under the main roof, sometimes with a break in slope. Two-story examples commonly have added, full-width porches. This subtype is most common in the northeastern and midwestern states.

**HIPPED ROOF**—These make up less than 10 percent of Craftsman houses; they are almost equally divided between one- and two-story examples. This subtype is similar to some simple Prairie houses, which normally lack the exposed rafters and other typical Craftsman details.

### VARIANTS AND DETAILS

**PORCH ROOF SUPPORTS**—Columns for supporting the porch roofs are a distinctive and variable detail. Typically short, square upper columns rest upon more massive piers, or upon a solid porch balustrade. These columns, piers, or balustrades frequently begin directly



FRONT-GABLED ROOF



page 437-7

CROSS-GABLED ROOF



page 438-9

SIDE-GABLED ROOF



page 439-41

HIPPED ROOF



page 442

at ground level and extend without break to a level well above the porch floor. Commonly the piers or columns have sloping (battered) sides. Materials used for piers, columns, and solid balustrades are varied. Stone, clapboard, shingle, brick, concrete block, or stucco are all common; they frequently occur in combination.

**ROOF-WALL JUNCTIONS.**—Among the most distinctive features of the style are the junctions where the roof joins the wall, which are almost never boxed or enclosed. The roof has a wide eave overhang; along *horizontal* edges the actual rafter ends are exposed, or false rafter ends are added. These are sometimes cut into decorative shapes. Along the sloping, or rake, edges, three or more beams (usually false) extend through the wall to the roof edge. These are either plain or embellished by a triangular knee brace.

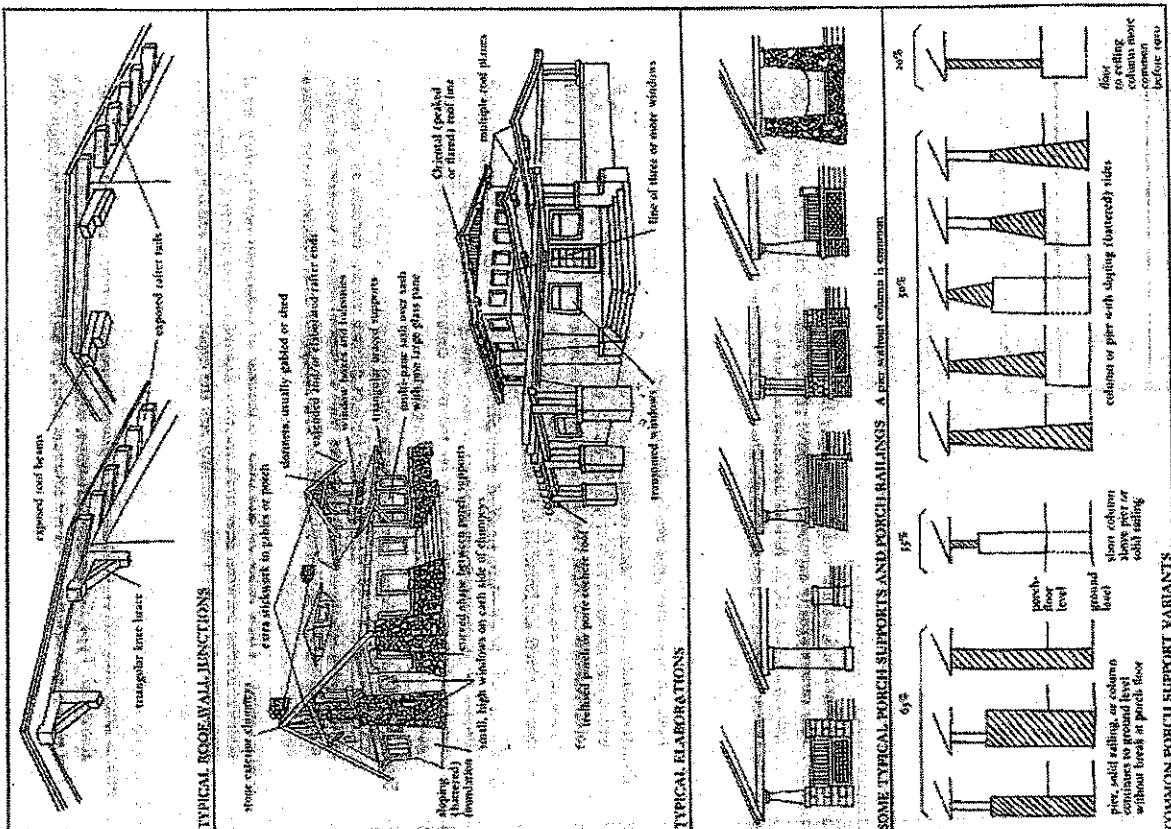
**OTHER DETAILS.**—Craftsman doors and windows are similar to those used in vernacular Prairie houses (see page 442). Dormers are commonly gabled, with exposed rafter ends and braces such as are found at the main roof-wall junction. The most common wall cladding is wood clapboard; wood shingles rank second. Stone, brick, concrete block, and stucco are also used, most frequently in the northern and midwestern states. Secondary influences such as Tudor false half-timbering, Swiss balustrades or Oriental roof forms are also sometimes seen.

## OCCURRENCE

This was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s. The Craftsman style originated in southern California and most landmark examples are concentrated there. Like vernacular examples of the contemporaneous Prairie style, it was quickly spread throughout the country by pattern books and popular magazines. The style rapidly faded from favor after the mid-1920s; few were built after 1930.

## COMMENTS

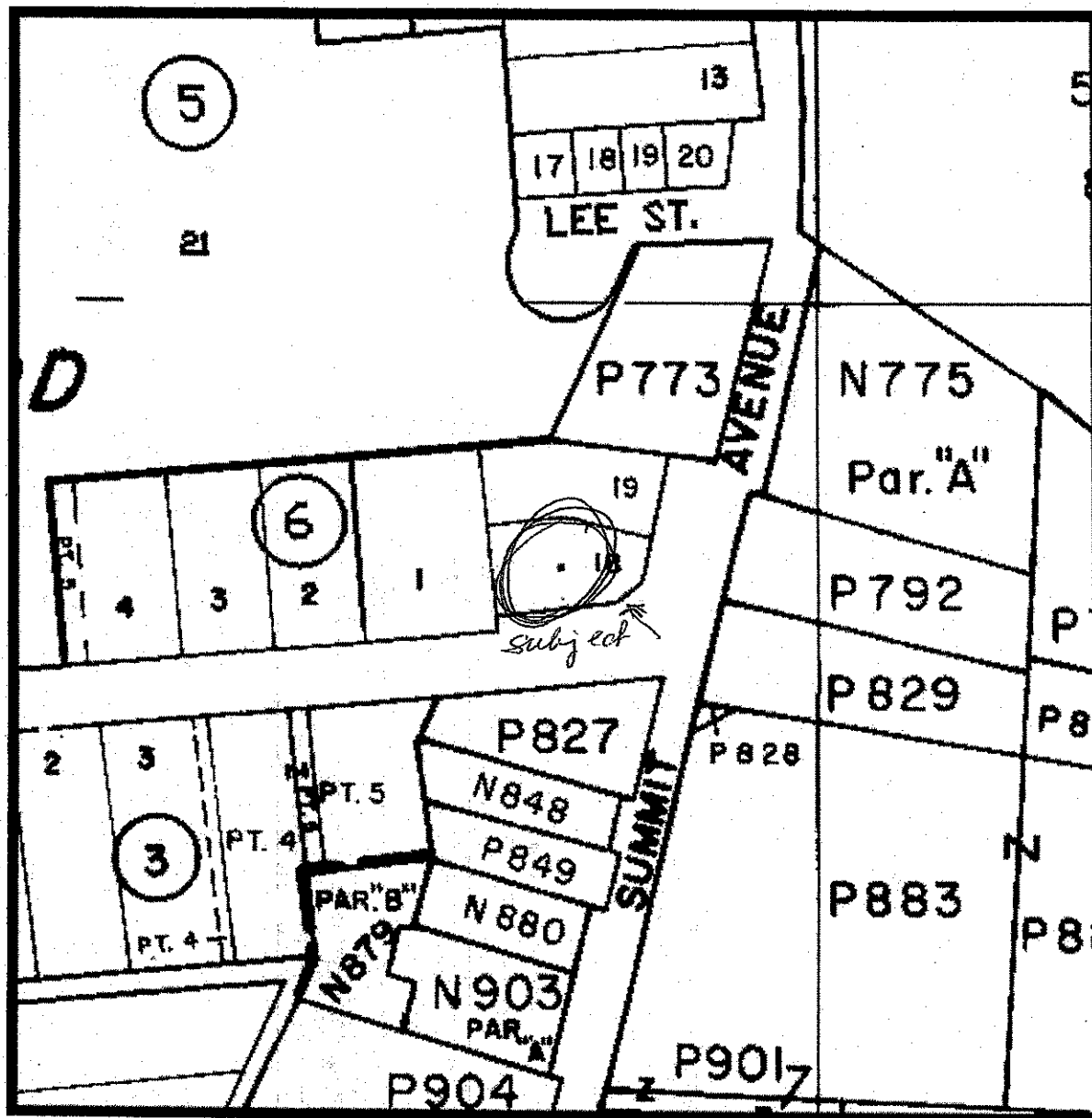
Craftsman houses were inspired primarily by the work of two California brothers—Charles Sumner Greene and Henry Mather Greene—who practiced together in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows; by 1909 they had designed and executed several exceptional landmark examples that have been called the "ultimate bungalows." Several influences—the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts—appear to have led the Greenses to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in such magazines as the *Western Architect*, *The Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, *Country Life in America*, and *Ladies' Home Journal*, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows; some even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular and fashionable smaller house in the country. High-style interpretations are rare except in California, where they have been called the Western Stick style. One-story vernacular examples are often called simply bungalows or the Bungalowoid style.





	<p><b>Maryland Department of Assessments and Taxation</b>  <b>MONTGOMERY COUNTY</b>  <b>Real Property Data Search</b></p>	<p><a href="#">Go Back</a>  <a href="#">View Map</a>  <a href="#">New Search</a></p>
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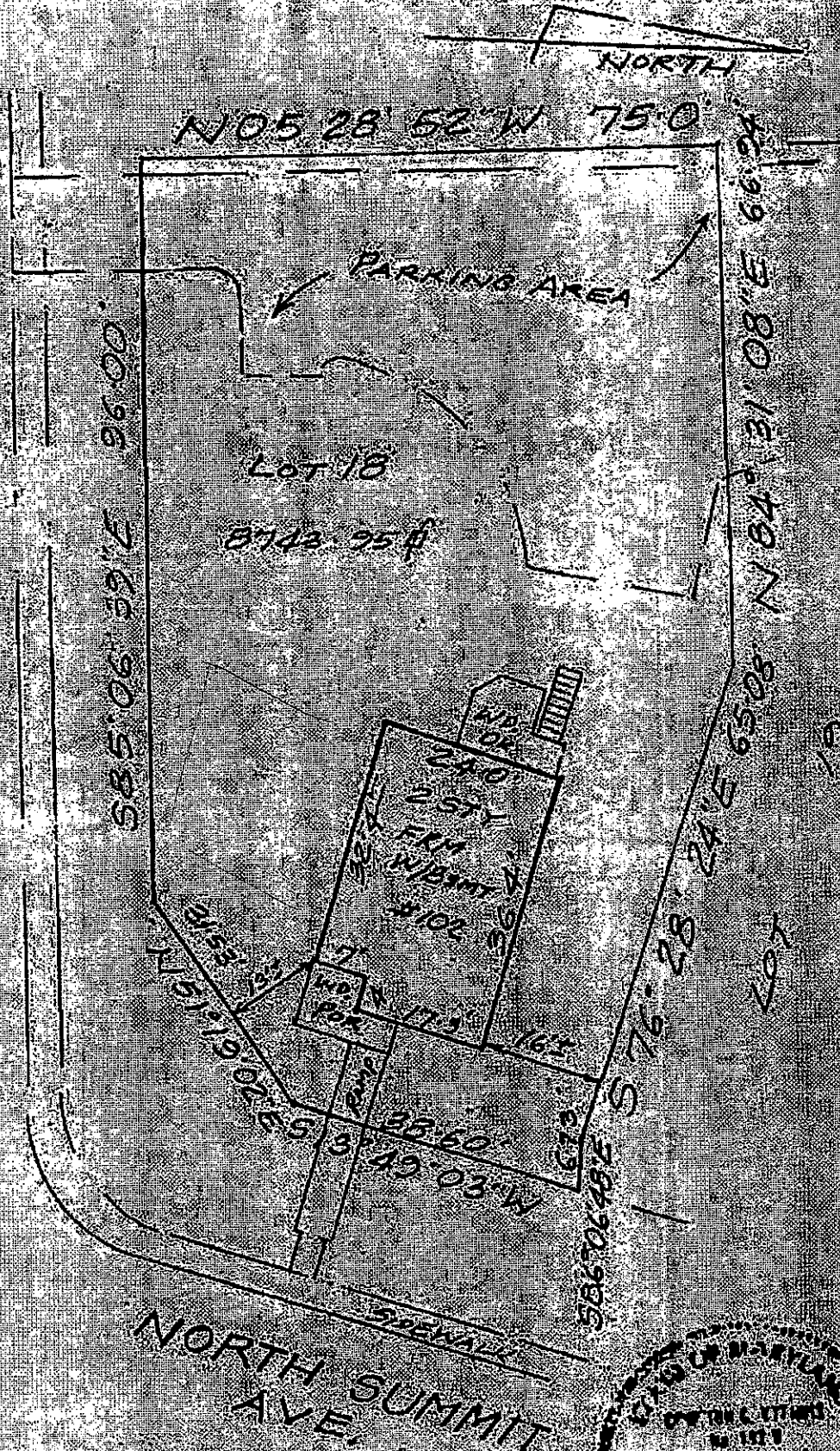
**District - 09** Account Number - 02907434



Property maps provided courtesy of the Maryland Department of Planning  
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For more information on electronic mapping applications, visit the Maryland  
 Department of Planning web site at [www.mdp.state.md.us](http://www.mdp.state.md.us)

BROOKES AVENUE



NORTH SUMMIT AVE.

THIS PROPERTY IS LOCATED IN ZONE \_\_\_\_\_ IN  
ACCORDANCE WITH N.Y.C. E.A. LAW 240049 0125B  
AND IS NOT IN A 100-YEAR FLOOD PLAIN.

VYFHUIS and ASSOCIATES  
1000 40th STREET BROOKLYN, NEW YORK 11215

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**Account  
Identifier:**

**District - 09 Account Number - 02907434**

**Owner Information**

<b>Owner Name:</b>	BELL, SCOTT E & J K P	<b>Use:</b>	APARTMENTS
<b>Mailing Address:</b>	102 N SUMMIT AVE GAITHERSBURG MD 20877-2920	<b>Principal Residence:</b>	NO
		<b>Deed Reference:</b>	1) /15582/ 125 2)

**Location & Structure Information**

<b>Premises Address</b>	<b>Zoning</b>	<b>Legal Description</b>
102 N SUMMIT AVE GAITHERSBURG 20877-2920	R20	RUSSELL & BROOKES AD D

<b>Map Grid</b>	<b>Parcel</b>	<b>Subdivision</b>	<b>Section</b>	<b>Block</b>	<b>Lot</b>	<b>Group</b>	<b>Plat No:</b>	18104
FT52		215		6	18	82	<b>Plat Ref:</b>	
<b>Special Tax Areas</b>		<b>Town</b>	GAITHERSBURG					
		<b>Ad Valorem</b>						
		<b>Tax Class</b>	49					
<b>Primary Structure Built</b>		<b>Enclosed Area</b>	<b>Property Land Area</b>		<b>County Use</b>			
0000		836 SF	8,743.00 SF		681			
<b>Stories</b>	<b>Basement</b>		<b>Type</b>		<b>Exterior</b>			

**Value Information**

<b>Base</b>	<b>Value</b>	<b>Phase-in</b>	
<b>Value</b>	<b>As Of</b>	<b>As Of</b>	<b>As Of</b>
	01/01/2000	07/01/2001	07/01/2002

**Sec. 24-225. Powers and duties of historic district commission.**

The historic district commission shall have those powers, duties and authority assigned to it by Article 66B, MD. CODE ANN., the zoning ordinance of the City of Gaithersburg, and those acts or enactments of the city council of the City of Gaithersburg. The commission shall adopt such rules and regulations as may be necessary for the proper transaction of its business. (Ord. No. O-12-96, 12-2-96)

**Sec. 24-226. Designation of historic districts and historic sites; criteria.**

(a) The historic district commission, on its own motion or by petition of the property owners of record or the planning commission, may, after prescribed notice and public hearing, designate by ordinance or resolution historic districts, historic resources, and historic sites in the city which are deemed to be of historic, archaeological or architectural significance following the procedure applicable to classifications in zoning. These resources shall thereafter be subject to the provisions of this article and any rules and regulations promulgated by the commission. The procedures are substantially similar to those applicable to local map amendments, as provided in Article VIII of Chapter 24 of this Code.

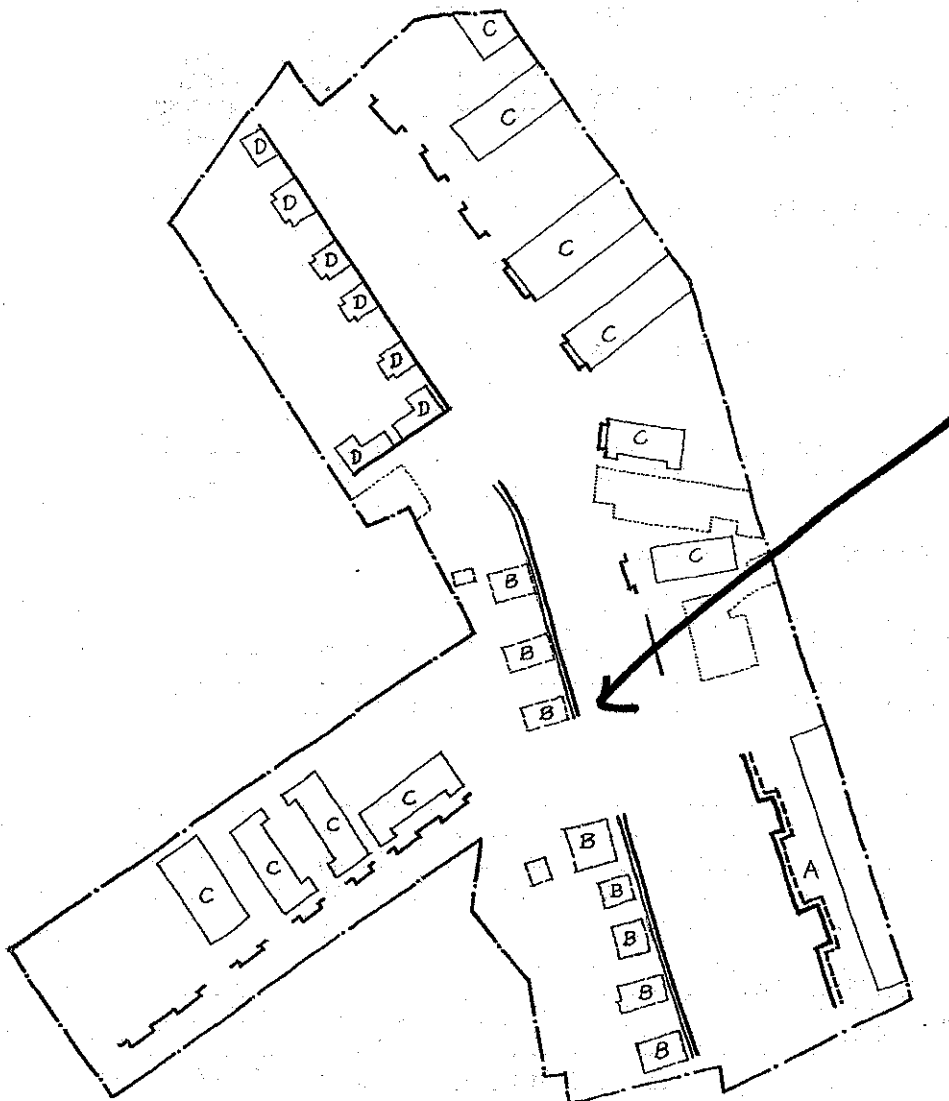
(b) In considering historic resources for designation as historic districts and historic sites, the historic district commission shall apply the following criteria:








(1) *Historical and cultural significance.* The historic resource:

- a. Has character, interest or value as part of the development, heritage or cultural characteristics of the city, county, state or nation;
- b. Is the site of a significant historic event;
- c. Is identified with a person or a group of persons who influenced society; or
- d. Exemplifies the cultural, economic, social, political or historic heritage of the city and its communities.

(2) *Architectural and design significance.* The historic resource:

- a. Embodies the distinctive characteristics of a type, period or method of construction;
- b. Represents the work of a master;
- c. Possesses high artistic values;
- d. Represents a significant and distinguishable entity whose components may lack individual distinction;
- e. Represents an established and familiar visual feature of the neighborhood, community or city due to its singular physical characteristic or landscape; or
- f. Embodies design, setting, materials, workmanship and ambience to the city's sense of time, place and historic development.



-  REMOVED BUILDING
-  EXISTING BUILDING
-  PARKING
-  ARCADE
-  BUILD-TO-LINE
-  CIVIC
-  COMMERCIAL

43.

## SECTOR 9 REGULATING PLAN

DOWNTOWN GAITHERSBURG

CITY OF GAITHERSBURG, MD

ANDRES DUANY  
ELIZABETH PLATER-ZYBERK  
TOWN PLANNERS

CHARRETTE DATE: SEPTEMBER 7-12, 1995  
REVISED: JANUARY 8, 1996

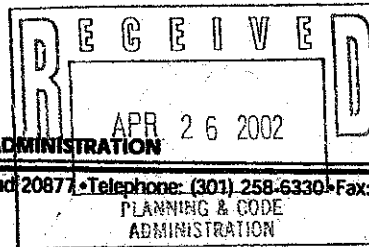
### URBAN REGULATIONS - SECTOR 9

- A. Existing Elementary School to be refacaded, avoiding existing trees. School drive to be connected to Teachers Way and Summit curb cut to be eliminated.
- B. Existing residential building to be rezoned "live/work".
- C. Existing apartment buildings to be refacaded with porches and additional units and additional buildings to be added. All additional units to be permitted as bonus density with no parking requirements.
- D. Existing residential buildings to be rezoned "TH" residential or "MF" residential.
- The Architectural Regulations to be applied to all improvements Downtown including new buildings and alterations and additions to existing buildings.
- Arcades are required where shown.
- Awnings and Balconies may extend beyond the Build-To Line on all commercial buildings.
- Porches may extend beyond the Build-To Line on all residential buildings.

Excerpt  
Olde Towne Plan

**P&CA**

PLANNING AND CODE ADMINISTRATION



City of Gaithersburg • 31 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: (301) 258-6330 • Fax: (301) 258-6336

**COMMERCIAL DEMOLITION PERMIT  
APPLICATION**In accordance with Chapter 24, Article VI and Chapter 5, Article I  
of the City CodeMaryland State Law requires that commercial building contractors  
provide a copy of their current state license with this application.

Application No.	_____
Date	_____
Approvals:	
Code	_____ Date _____
Zoning	_____ Date _____
Fees:	
Total Fee	_____
Application Fee	_____
Amount Due	_____

*All information requested in this application must be answered completely.***1. SUBJECT PROPERTY**

Street Address 102 N SUMMIT AVE GAITHERSBURG MD 20877 Suite No. \_\_\_\_\_  
Lot 18 Block 6 Subdivision \_\_\_\_\_  
Project Name BELL - NEW CONSTRUCTION Floor Location ALL

**2. APPLICANT**

Name SCOTT E BELL  
Street Address 102 N SUMMIT AVE Suite No. \_\_\_\_\_  
City GAITHERSBURG State MD Zip Code 20877  
Telephones: Work 301-417-7010 Home 301-674-5601

**3. CONTRACTOR**

Name CHESAPEAKE FINISHING INC  
Contractor's Maryland License Number 47567 Telephone 301-417-7010  
Street Address 102 N SUMMIT AVE Suite No. \_\_\_\_\_  
City GAITHERSBURG State MD Zip Code 20877

**4. PROPERTY OWNER**

Name SCOTT E BELL  
Street Address 10401 SANDRINGHAM CT Suite No. \_\_\_\_\_  
City POTOMAC State MD Zip Code 20854  
Telephones: Work 301-417-7010 Home 301-674-5601

**5. BUSINESS OWNER/OCCUPANT**

Business Name (T/A) CHESAPEAKE FINISHING INC Manager SCOTT E BELL  
Owner/Occupant SCOTT E BELL  
Address 102 N SUMMIT AVE Suite No. \_\_\_\_\_  
City GAITHERSBURG State MD Zip Code 20877  
Telephones: Work 301-417-7010 Home 301-674-5601

**6. PERMIT TYPE (check one only)**

☒ INTERIOR DEMOLITION  
☒ BUILDING DEMOLITION

☐ RESIDENTIAL  
☐ COMMERCIAL

continued on reverse side

S3/2000



## 7. WORK DESCRIPTION

## 8. PROJECT DETAIL INFORMATION

Cost \$10,000.

Number of Buildings 1

Building Height 30'

Number of Stories 2

Above Grade 2

Below Grade 0

## 9. CODE ANALYSIS

Total Floor Area:

Building and/or Space 800 sq. ft.

Total Work Area 800 sq. ft.

Use Group (BOCA, Chapter 3) \_\_\_\_\_

Construction Type (BOCA, Chapter 6) \_\_\_\_\_

Automatic Sprinkler System:

☐ Yes

☒ No

☐ Partial

## 10. OCCUPANCY

Is this space currently occupied?

☒ Yes

☐ No

Will this space be occupied during internal demolition?

☐ Yes

☒ No

I hereby certify that I have read and examined this application and that all statements are true and correct; furthermore, I certify that I am the Owner or Lessee of the property, or Agent or either, or the licensed Engineer, Architect, or Contractor employed in connection with this proposed work, and that the proposed work is authorized by the Owner in fee, and I am authorized to make such application.

Applicant's Name (please print) SCOTT E BELL

Applicant's Signature 

Date 4-24-02

Daytime Telephone 301-417-7010

## SPECIAL CONDITIONS

# LICENSE, REGISTRATION, OR CERTIFICATION

SAVE THIS PORTION OF CARD AND USE REVERSE SIDE FOR NAME AND/OR ADDRESS CHANGES. BOARD MUST BE NOTIFIED OF THESE CHANGES IMMEDIATELY.

MARYLAND HOME IMPROVEMENT COMMISSION  
500 N. CALVERT STREET  
BALTIMORE, MD. 21202-3651

05 47567  
CHESAPEAKE FINISHING INC  
CHESAPEAKE FINISHING INC 05 47567  
102 NORTH SUMMIT AVENUE  
GAITHERSBURG MD 20877-0900

STATE OF MARYLAND  
DEPARTMENT OF LABOR, LICENSING AND REGULATION  
MARYLAND HOME IMPROVEMENT COMMISSION

CERTIFIES THAT

CHESAPEAKE FINISHING INC

IS AN AUTHORIZED

CONTRACTOR/SALESMAN (CORP/PART)

LIC. REG. CERT. NO. 47567  
EXPIRATION DATE 12-12-2003  
EFFECTIVE DATE N/A  
CATEGORY 05  
Parris N. Glendonling  
Governor

LICENSE REGISTRATION, OR CERTIFICATION  
2765276

2765276

## LICENSE, REGISTRATION, OR CERTIFICATION

*State of Maryland*

DEPARTMENT OF LABOR, LICENSING AND REGULATION  
MARYLAND HOME IMPROVEMENT COMMISSION

CERTIFIES THAT

CHESAPEAKE FINISHING INC  
CHESAPEAKE FINISHING INC 05 47567  
102 NORTH SUMMIT AVENUE  
GAITHERSBURG MD 20877-0000

CONTRACTOR/SALESMAN (CORP/PART)

IS AN AUTHORIZED

LIC. REG. CERT. NO. 47567  
EXPIRATION DATE 12-12-2003  
EFFECTIVE DATE N/A  
CATEGORY 05

2765276

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

SIGNATURE OF BEARER

requesting a change from the original approval to eliminate the shutters on both sides. She noted the adjacent property owner at 14 Park Avenue has reminded the City that the shutters have not yet been installed on the sides.

Members held a discussion and agreed that shutters should be hung on the larger windows and that the smaller windows would not necessarily need shutters. Member Richard Arkin noted that the shutters currently hung are improperly attached to the building. He said that the shutters should be hung from the frame of the window which would also allow more spacing between the windows and would make it more attractive from the streetscape.

Chairperson Hardin summarized the following suggestions from HPAC:

1. Shutters be required for the larger windows along each side per the approved plan, but could be omitted from the smaller windows.
2. Windows on the new proposed building should be defined but not necessarily by shutters.
3. Rehang correctly the existing shutters on the front of the renovated building.

2. Proposed Demolition of 102 North Summit Avenue

Planner Dan Janousek introduced architect Michael Thomas-Kaonohi who provided background and information on the property. Mr. Thomas-Kaonohi said that the current building is a craftsman style one-story structure constructed in approximately 1924. He said that if his client were to add a second story it would need to change the original structure to allow for the addition and if the property were to have a standard renovation, that, too, would call for a fair amount of change to the building.

Member Cathy Drzyzgula inquired if there could be an addition from the rear in which Mr. Thomas-Kaonohi said that there would be insufficient room for the required number of parking spaces and there would also not be enough area for the installation of two egress stairs as required by code. Member Arkin suggested additional historical research be conducted to provide a better sense of the background of the home before a determination can be made by the Committee.

Mr. Thomas-Kaonohi said that different options had been explored for the reuse of the property but there is not much room to expand due to six existing trees on the property, which are protected under code. Chairperson Hardin reminded Mr. Thomas-Kaonohi that other properties have been issued waivers and have been approved for the removal of trees so this might be an option.

In response to questions, Mr. Thomas-Kaonohi said that the applicant has proposed a new structure with approximately 4,200 square feet of space with a fully functional basement. He explained that the applicant proposes to use the building for his commercial business.

Chairperson Hardin inquired if the original concept was to build an addition to which Mr. Thomas-Kaonohi responded that it was, but the trees became an issue because of the need to protect their root zone. Ms. Hardin said that she would like to see the property be an adaptive reuse due to the fact that it is a historic building and that if protecting trees prevents an addition for adaptive reuse then we might end up with a demolition and new construction which would lead to loss of trees and a historic resource. She stated that any discussion could not be concluded until additional historical information was acquired and brought before the Committee so the historical significance could be determined.

Planner Patula presented an example of adaptive reuse of two small houses in Easton, Maryland, which might be considered for this site. She also noted that the Olde Towne area has been designated as a Special Study area in the City's current master plan review.

Chairperson Hardin summarized the issues that will need follow-up:

1. The applicant will need to provide additional historical information regarding the house.
2. The streetscape is an important issue and the Committee would prefer to see a redaptive reuse of the property rather than demolition of the building.

(Member Arkin excused himself from the meeting at 8:36 p.m.)

#### IV. ELECTION OF OFFICERS

Deferred until the next meeting due to lack of a quorum.

#### V. DISCUSSION ITEMS

##### Tax Credit Applications Criteria for May

Planner Patula said staff is anticipating three applications for the May meeting. Committee members suggested that Mr. Brendan O'Neill be asked to attend the meeting to afford him the opportunity to explain the breakdown of the costs for the renovation of his property. With the detailed information, it should help make him eligible for maximum tax credits.

##### Demolition Guidelines

Planner Patula stated that with the completion of the final revisions by Chairperson Hardin she has now forwarded the guidelines to staff for a final review.

Motion was made by Lloyd Kaufman, seconded by Richard Arkin, to recommend TCE-42, 30 Walker Avenue, eligible for tax credit benefits finding the recommended work in compliance with Montgomery County criteria with the exception that the first roof repair be removed from the application as it is no longer eligible.

VOTE: 6-0

4. TCE-43 – Howard and Sharon Furner, 26 Walker Avenue

Chairperson Hardin noted there was some confusion because the fence was listed on the summary page but the cost of the fence has been removed from the total cost page. It was also pointed out that the attic fan costs have been removed from the total cost page. In addition, the contractor's license number was not listed on the application and that is required as part of the guidelines.

It was suggested that Planner Patula ask the applicant to complete a new summary page so as to eliminate the confusion regarding the fence and attic fan. She will also have the applicant submit the contractor's license number as required.

Committee members agreed that the work was acceptable and justified.

Motion was made by Cathy Drzyzgula, seconded by Lloyd Kaufman, to recommend TCE-43, 11 Walker Avenue, eligible for tax credit benefits finding the recommended work in compliance with Montgomery County criteria and request that the applicant complete a new application with a legible summary of expenses and that the appropriate documentation for the contractor's license be provided.

VOTE: 6-0

VI. RECOMMENDATION: HISTORIC SIGNIFICANCE OF 102 NORTH SUMMIT AVENUE/DEMOLITION REQUEST

Chairperson Hardin explained that the first priority of the Committee was to determine the historical and architectural significance and that new plans for the property cannot be discussed until it has been determined. The Committee reviewed the Maryland Historical Trust Inventory Form which contained detailed research on the history of the site and evaluated the documentation using the criteria from City Code, Section 24-226.

Member Arkin suggested that the record state that all HPAC members, the property owner Scott Bell, and Planners Dan Janousek and Patricia Patula inspected the property prior to the meeting.

Member Drzyzgula felt that historic designation criteria included identification with a person or a group of persons who influenced society. She did not see the house history having a very strong identification. She said, architecturally it embodies the distinctive characteristic of a type, period or method of construction, and embodies design, setting material and ambiance to the City's sense of time, place and historic development, but again, not to a significant degree.

Member Arkin felt that the house was more significant in terms of characterizing the time and place and did not think the strength of the evidence for historic designation lies so much with the occupants, as to the size and construction of the house. He continued that this house and the house next to it both appear to be "kit" houses constructed at the same time with identical foundation materials; taken together then are characteristic of the main entry road into a crossroads town in Maryland at that period.

Member Cannistra felt that the building does not meet any of the criteria very strongly from a historical perspective, but in terms of architectural design significance agrees that it does embody a distinctive characteristic of a type or period by having those three houses at the corner of a busy intersection.

Member Coratola agreed regarding the historical significance, as it has changed through a utilitarian kind of use. From an architectural design significance, it does embody design, setting, material, workmanship and ambiance and is something that is recognizable by the towns people.

Member Kaufman thought that, from an architectural and design significance, there is uniqueness as it appears to be a "kit" house and that there are not many "kit" houses left in this vicinity.

Chairperson Hardin felt the house met several of the criteria for architectural significance, but was weaker from an historical significance. The structure does have character as part of the development of the City, as this neighborhood was developed at a certain period of time, and it exemplifies a phase of the development of this town and as such is associated with certain people.

Ms. Hardin continued that there has already been significant change in the streetscape of North Summit with the building of the apartments. She said along North Summit Avenue there are six residential-scaled structures and if demolition were approved for one of them, it would make an argument for keeping any of the others more difficult. Ms. Hardin strongly favored an adaptive reuse because the building is in good condition and it does have certain significance especially combined with other aspects of the streetscape.

Member Arkin favored adaptive reuse and noted the applicant could do an addition with removal of some of the trees, noting that trees do not live forever.

Members from the audience who testified:

*Larry Luhn, Owner, Lar-Ken Apartments, 103, 105, 107 North Summit Avenue, said that it is a nice house but agrees that it might not be economically feasible for a business use*

due to its small size. He agreed that it should be an adaptive reuse because the house is a gateway into the City and provides a special character for the City which should not be lost.

Member Drzyzgula stated she does not see any documentation that the house is actually a "kit" house and there has been no evidence produced. She is in favor of an adaptive reuse, but said any designation decision should be made on the assessment of the cultural and/or architectural significance.

Member Cannistra expressed concern about a "domino" effect on the adjacent houses and stated in terms of an entranceway to the City that there is more architectural significance and historical character to the properties located at the other side of North Summit Avenue.

*Mr. Jay Davies, President, Architects at Work, Inc.*, representing the applicant, stated he has been in the business for 32 years and was surprised that anyone could think this house was historically significant. He pointed out that his firm won the Montgomery Historic Preservation award for work done on the Salem United Methodist Church. He said that they considered an adaptive reuse for this property, but for a building that has a crawl space basement and only one-story, it is difficult. He said some projects have been accomplished when the building was raised and another floor level placed underneath, but that would change the look of the building substantially.

*Mr. Scott Bell, property owner*, stated he purchased the property four years ago and he owns a small business which has outgrown the current space. He needs to expand and does not want to leave Gaithersburg but cannot get the space needed for his business through an adaptive reuse of the existing building.

*Mr. Michael Thomas-Kaonohi, Architect, Architects at Work*, representing the applicant, stated an adaptive reuse would be difficult because of restrictions to the site including natural resources, in this case, a number of mature trees, setbacks, and parking requirements.

Planner Patula stated that Olde Towne is a Special Study area for the City's ongoing Master Plan Review, currently in process and that it is conceivable that the City Council might want to have the study completed before deciding on the demolition.

Chairperson Hardin stated that after closely reviewing a photograph (Number 7, Page 2 - Trust Form) she noticed an interesting view of the building from the school toward the front of the house. She noted that the Maryland Historical Trust Inventory of Historic Properties Form talks about a compromise to the environment and setting that already exists, and as such feels that this picture sums it up in a lot of ways. She said she would prefer to see an adaptive reuse, but can also see that there has already been a lot of compromise to all three of these buildings in this block and therefore the existing significance may not be enough to warrant historic designation.



Member Arkin said that he gets a different impression looking at the picture and that the apartment development behind the house is as much a part of the area and is visible from the Brookes, Russell, Walker Historic District.

In response to a question regarding length of time a demolition permit can be withheld by the Mayor and City Council/Historic District Commission, Planner Patula read from the City Ordinance "that when the Historic District Commission determines that a site is undergoing active consideration as a historic resource or has the reasonable probability of being designated, it may direct the City Manager to withhold designation of any permit to demolish up to six months at the direction of the Commission."

Motion was made by Amy Hardin, seconded by Jim Cannistra, to recommend to the Mayor and Council, the Historic District Commission, and the Planning Commission, that while the Historic Preservation Advisory Committee finds that this property meets some of the criteria for architectural significance, it is not to a significant degree; it has weaker historical significance, and therefore would not recommend this property for a historic designation. The Historical Preservation Advisory Committee would recommend to the Mayor and Council that they not grant any demolition permit until plans are approved and that the Historic Preservation Advisory Committee requests a courtesy review of the plans.

Discussion: Member Arkin said that if this property is demolished, then the other two properties on the block could be demolished as the case will not be stronger for either of them, and they will become totally isolated projects. He expressed concern not only for this property but also for the other similarly situated properties in the City where the buildings have not yet been demolished. Mr. Arkin did ask that if this passes that the applicant would look at an adaptive reuse for the property.

Member Arkin said he will vote against the motion.

VOTE: 4-2 (Opposed: Arkin and Kaufman)

Chairperson Hardin asked that the memorandum to the Historic District Commission show that Committee was divided and strongly supports an adaptive reuse and that the HPAC would like to review the plans if a demolition permit is approved.

## VII. PRELIMINARY CONSULTATION

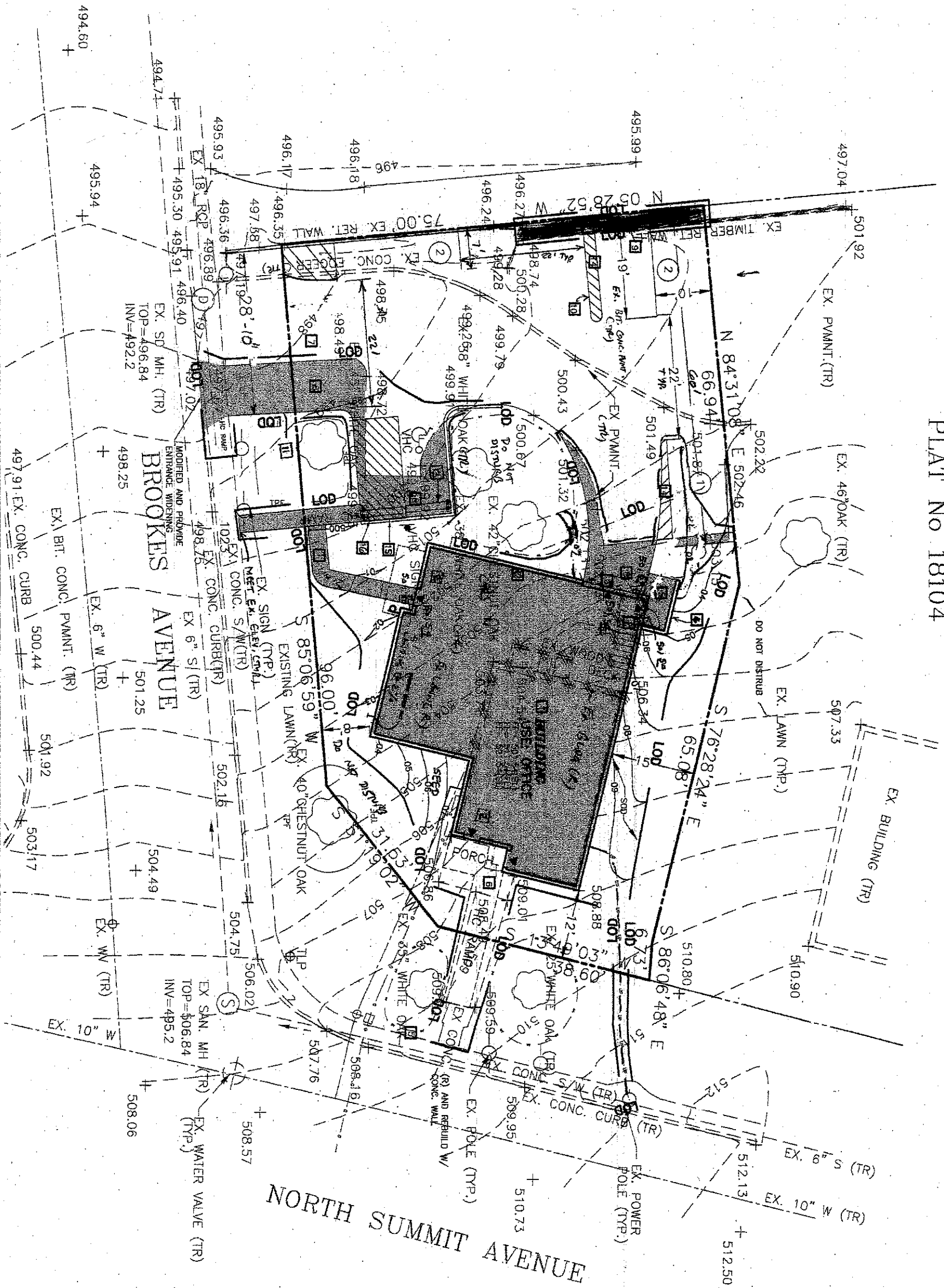
Addition to Rectory at Hosanna Methodist Church  
14/16 Brookes Avenue  
Applicant: Michael Chang, Youth Pastor

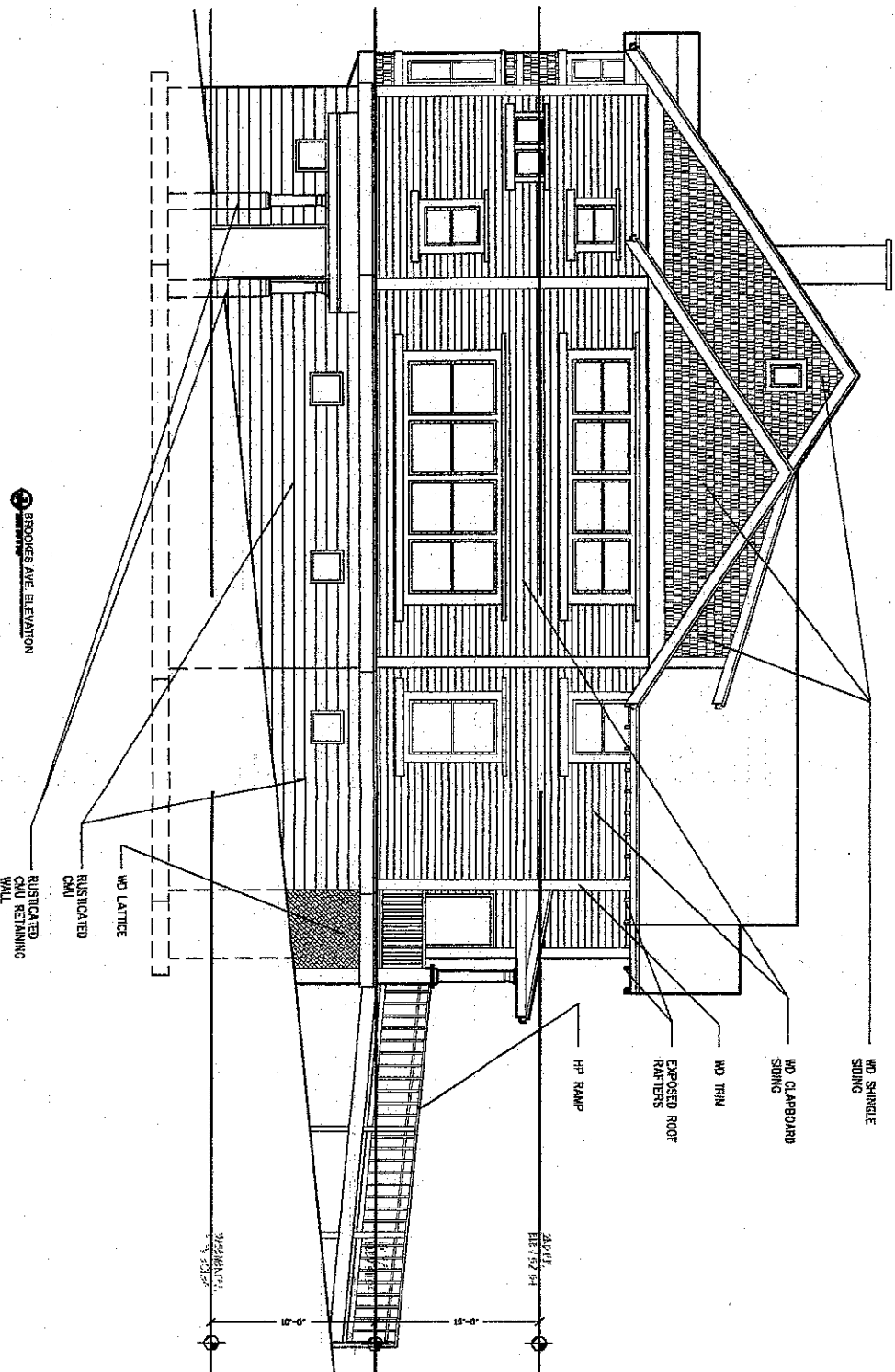
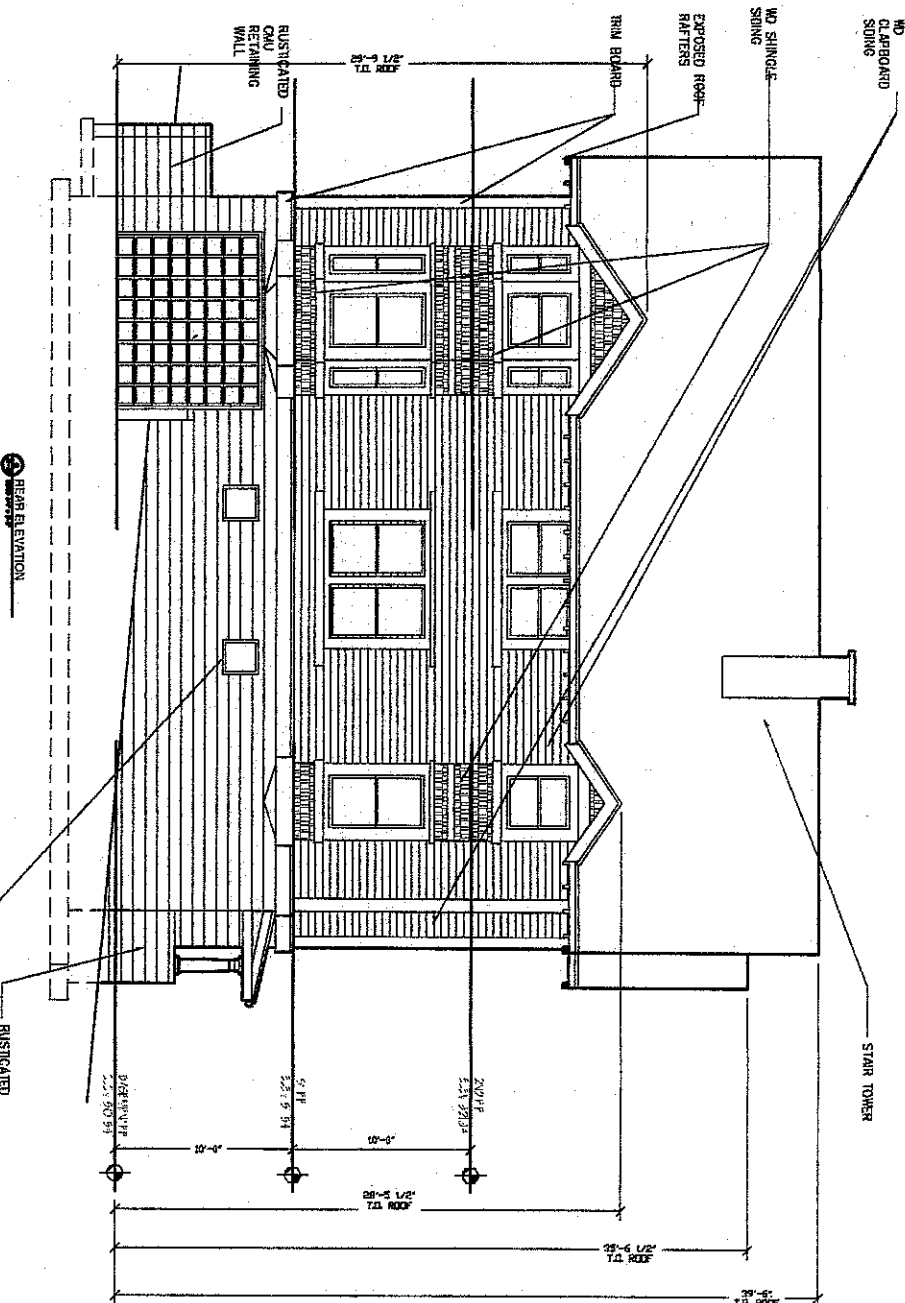
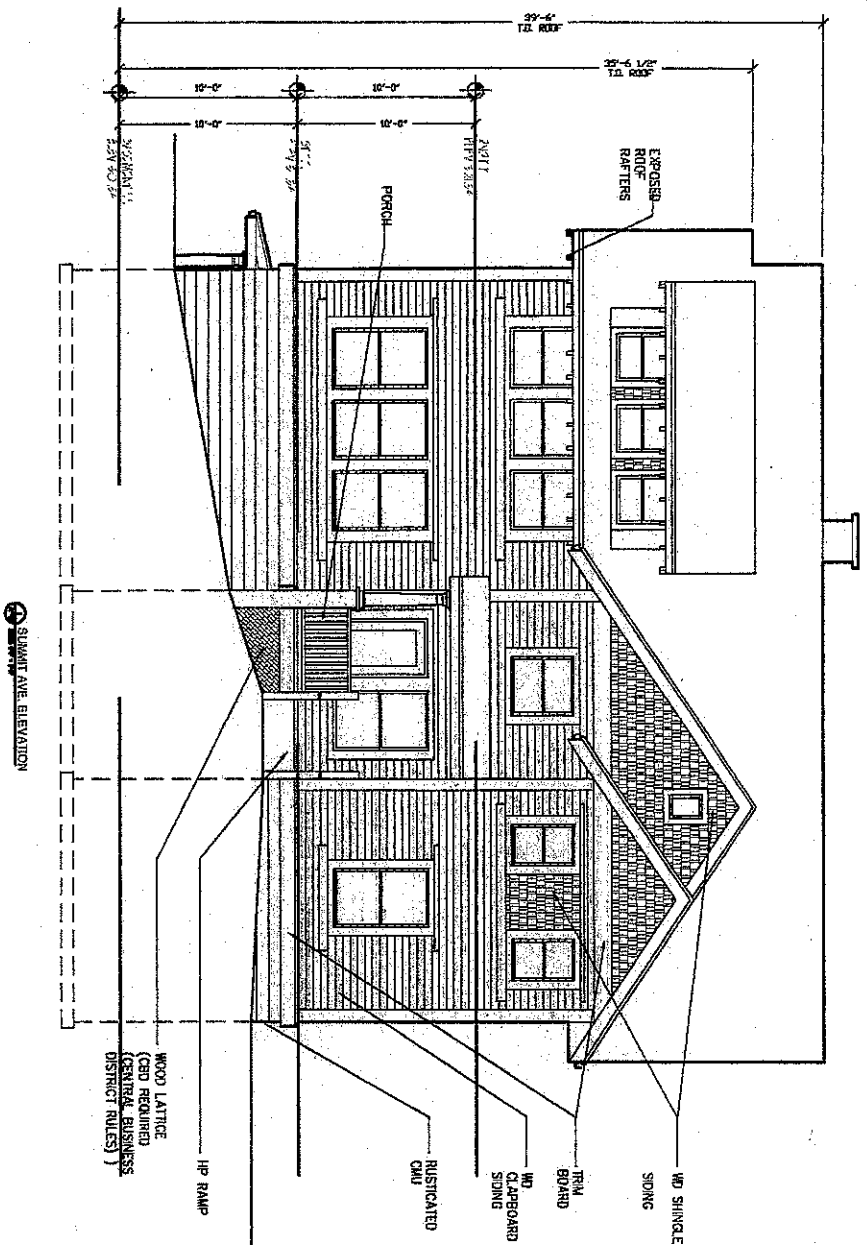
Mr. Ken Oh, Chairperson, Board of Trustees for the Hosanna Methodist Church, stated the church has a congregation that has been increasing and that they are in

LOT 19

PLAT No 18104

WSSC DATUM





NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			

VERIFY ALL MEASUREMENTS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH ANY WORK

#### DRAWING TITLE:

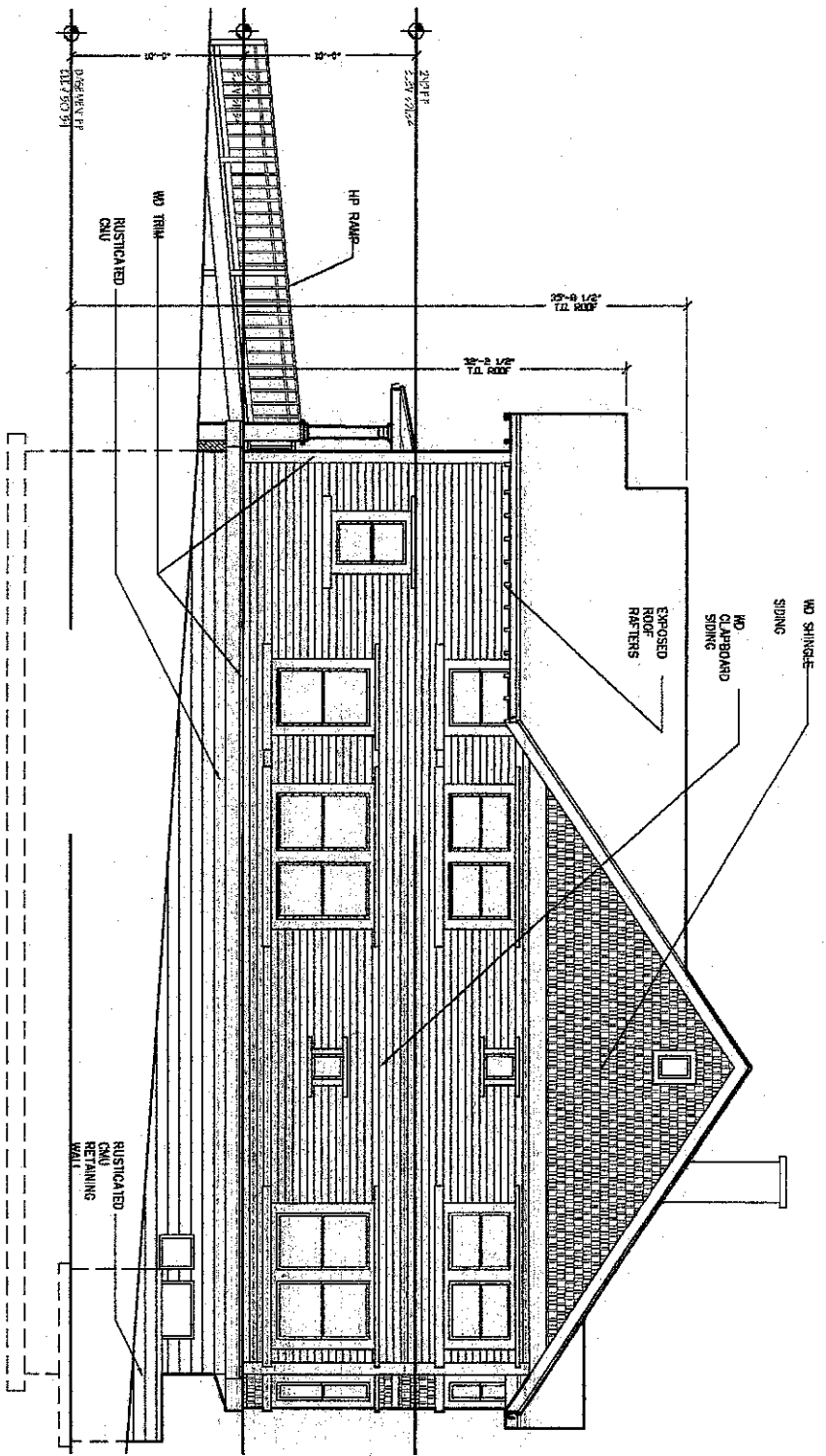
NORTH SUMMIT AVE. , REAR, & BROOKES AVE. ELEVATIONS

1. Verify that these drawings are prepared or approved by only one person. If not, the person who prepared the drawings must be the one to sign the drawings. If not, the person who prepared the drawings must be the one to sign the drawings.

#### OWNER:

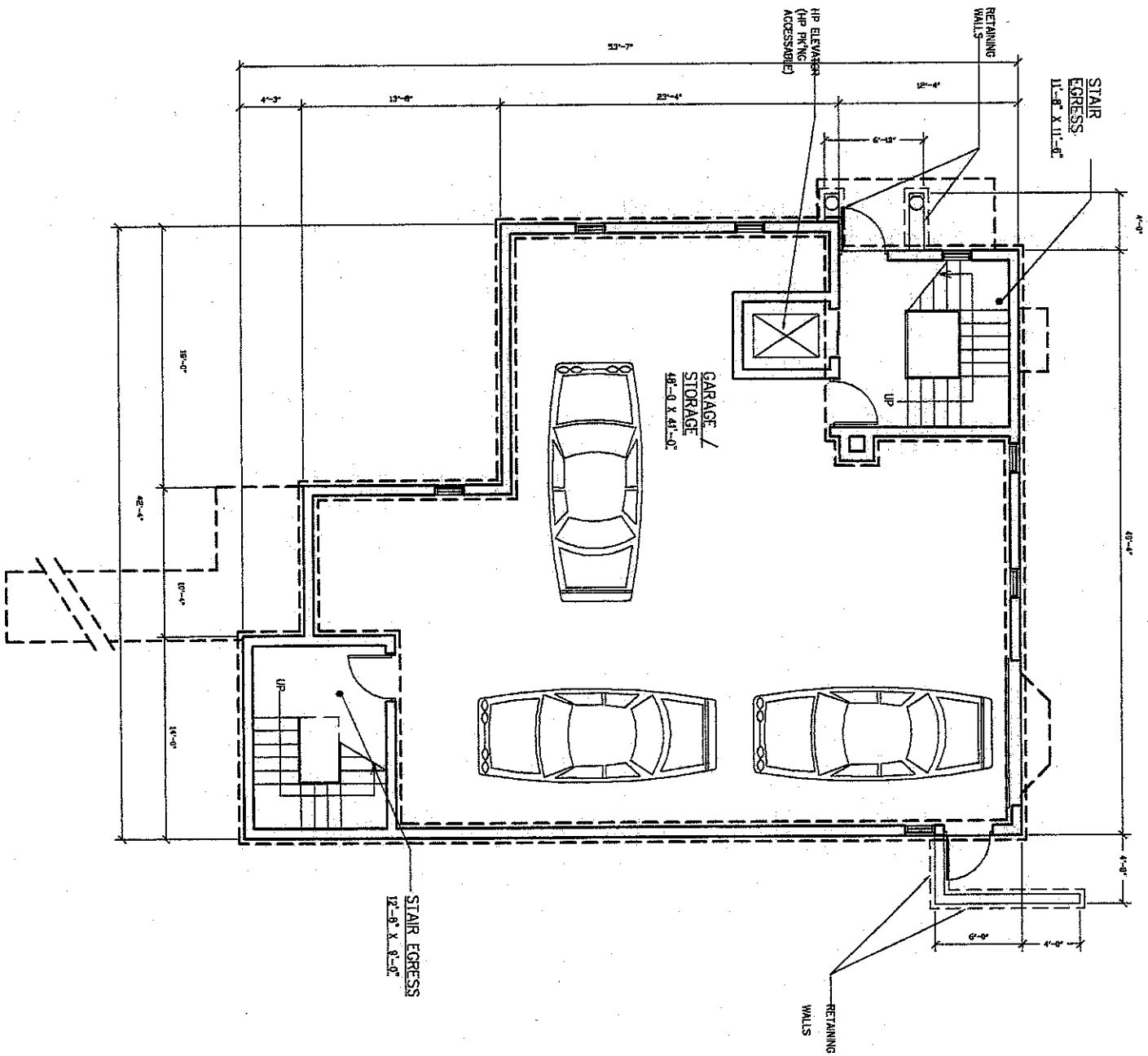
CHESAPEAKE FINISHING INC.  
OFFICES  
102 NORTH SUMMIT AVE.  
GAITHERSBURG, MD 20877  
(301) 417-7010



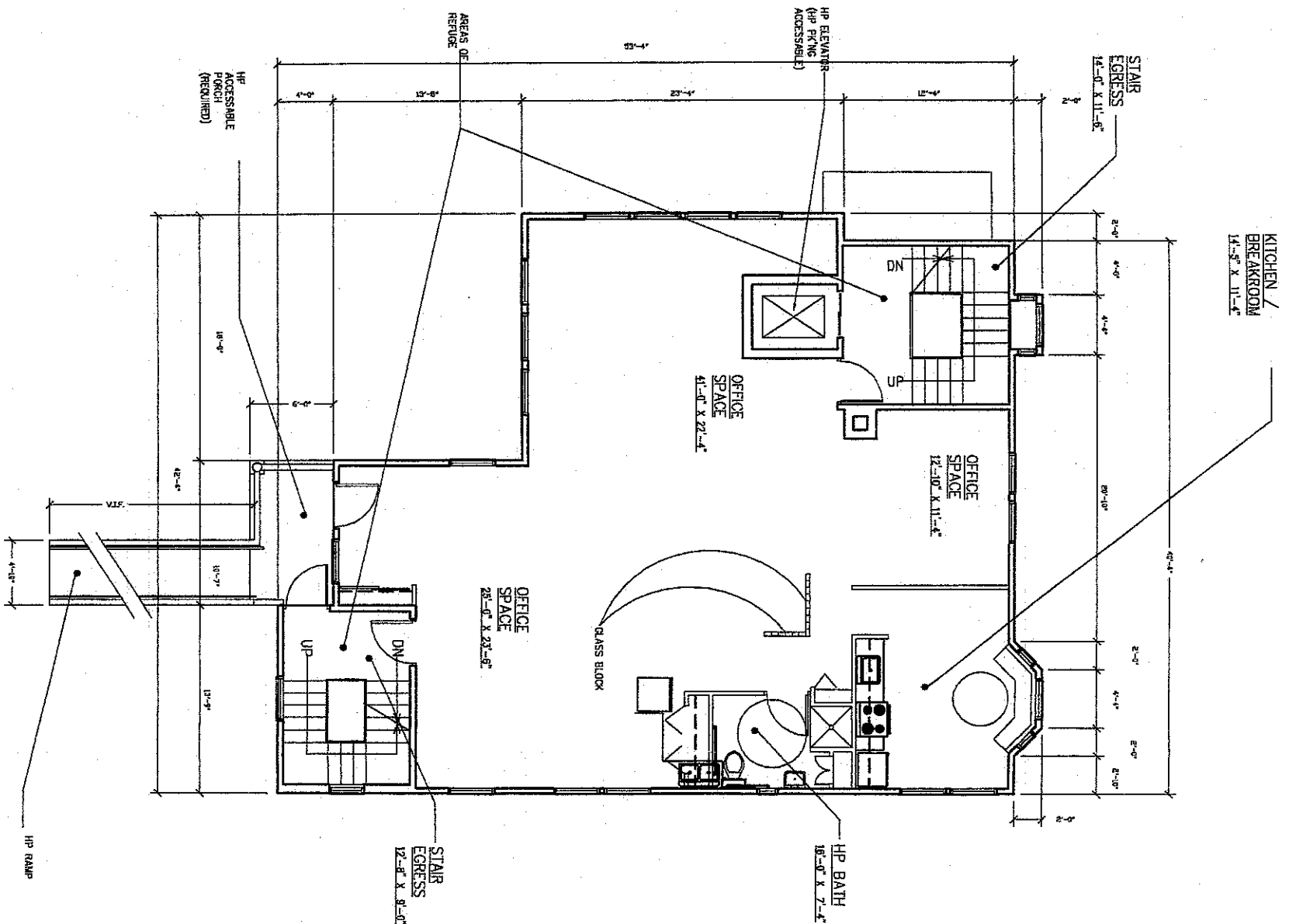


⊕ NORTH ELEVATION

ARCHITECTS AT WORK, INC. 102 NORTH SUMMIT AVE. GAITHERSBURG, MD 20877 (301) 417-7010	OWNER:	CHESAPEAKE FINISHING INC.	DRAWING TITLE:	NO. DATE BY REVISION 1 2 3 4 5	
		OFFICES	NORTH ELEVATION		
		102 NORTH SUMMIT AVE.			
		GAITHERSBURG, MD 20877			
		(301) 417-7010			
			VERIFY ALL MEASUREMENTS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH ANY WORK		



Ⓢ BASEMENT FLOOR PLAN



Ⓢ FIRST FLOOR PLAN



A-1

DATE: 06-10-23

DRN NO: 2200046

DRN PER: 0000000

DRN INT: 0000000

ARCHITECTS AT WORK INC.

202 NORTH SUMMIT AVE.

GATHERSBURG, MD 20877

(301) 417-7010

OWNER:

CHESAPEAKE FINISHING INC.

OFFICES

102 NORTH SUMMIT AVE.

GATHERSBURG, MD 20877

(301) 417-7010

DRAWING TITLE:

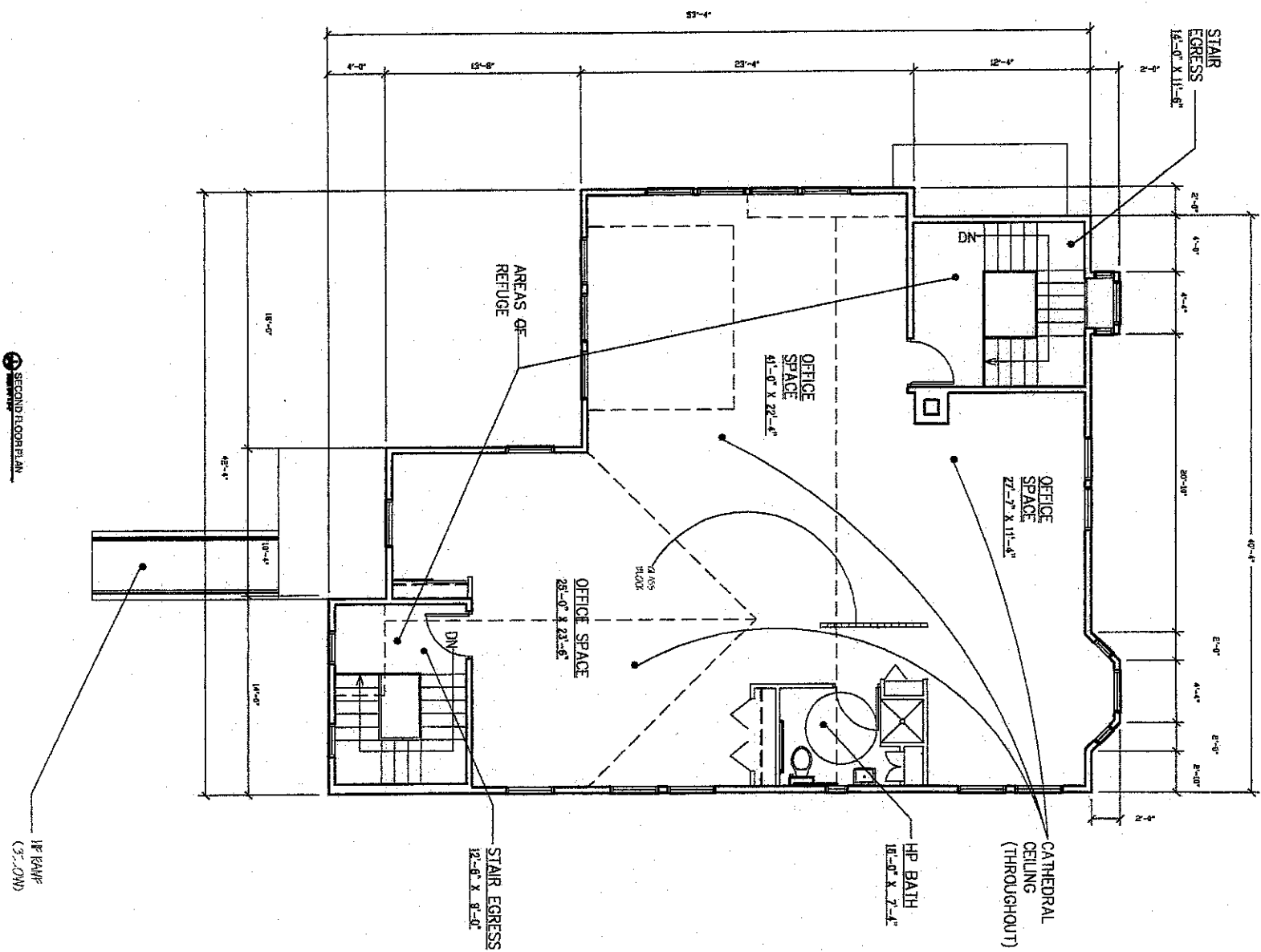
BASEMENT &  
FIRST FLOOR PLAN

Verifications and Notes:

I certify that these drawings were prepared or approved by me and that I am a duly licensed architect under the laws of the State of Maryland, having number \_\_\_\_\_, expiration date \_\_\_\_\_.

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			

VERIFY ALL MEASUREMENTS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH ANY WORK



SECOND FLOOR PLAN

RAMP  
(ST. DN)

STAIR EGRESS  
12'-6" X 9'-0"

HP BATH  
16'-0" X 7'-4"

CATHEDRAL  
CEILING  
(THROUGHOUT)

OFFICE  
SPACE  
41'-0" X 22'-4"

OFFICE SPACE  
28'-0" X 23'-6"

AREAS OF  
REFUGE

STAIR  
EGRESS  
14'-0" X 11'-6"

DN

DN



A-2



OWNER:  
CHESAPEAKE FINISHING INC.  
OFFICES  
102 NORTH SUMMIT AVE.  
GAITHERSBURG, MD 20877  
(301) 417-7010

DRAWING TITLE:  
SECOND FLOOR PLAN

I certify that these documents were prepared or approved by me, and that I am a duly licensed engineer under the laws of the State of Maryland. My license number is 00162463.

NO.	DATE	BY	REVISION
1			
2			
3			
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5			

VERIFY ALL MEASUREMENTS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH ANY WORK